



Price Range £425,000 - £450,000

Link Lane, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Link Lane, Pulborough, RH20 2AN

Perfectly placed for the primary school and the recreation ground with playpark and outdoor gym, this three bedroom detached former police house offers bright and airy living space within walking distance of all local amenities. Pulborough's mainline railway station is about a mile on foot, making this a great location from which to commute into London or Gatwick. Older children catch a bus to The Weald from a couple of stops close by.

The welcoming hallway has a useful cloakroom / WC leading off and the living room overlooks the lawned front garden. The kitchen was replaced about eight years ago, with space for a table and chairs. Sliding doors open onto the suntrap rear garden, which has plenty of space for children to play or for adults to relax with friends on the decked and patio seating area. Two of the bedrooms are good doubles and feature built-in cupboards and there's a further bank of cupboards on the landing, believed to be the old police uniform store. The third bedroom is a good single and would alternatively make a very nice home office. The stylish bathroom was replaced about three years ago. Driveway parking sits in front of the 25ft long attached garage.

A choice of shops, bars, cafes, takeaways and restaurants will be found in the village and there are wonderful country walks nearby, including into the South Downs.

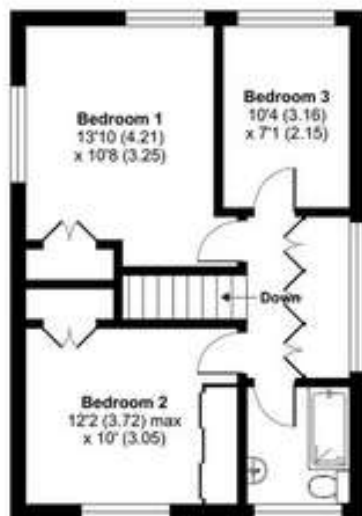




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Approximate Area = 1213 sq ft / 112.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, 2nd Edition 2020. Produced for Lundy-Lester Ltd. REF: 1525362

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.