

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£750,000**

**Freehold**

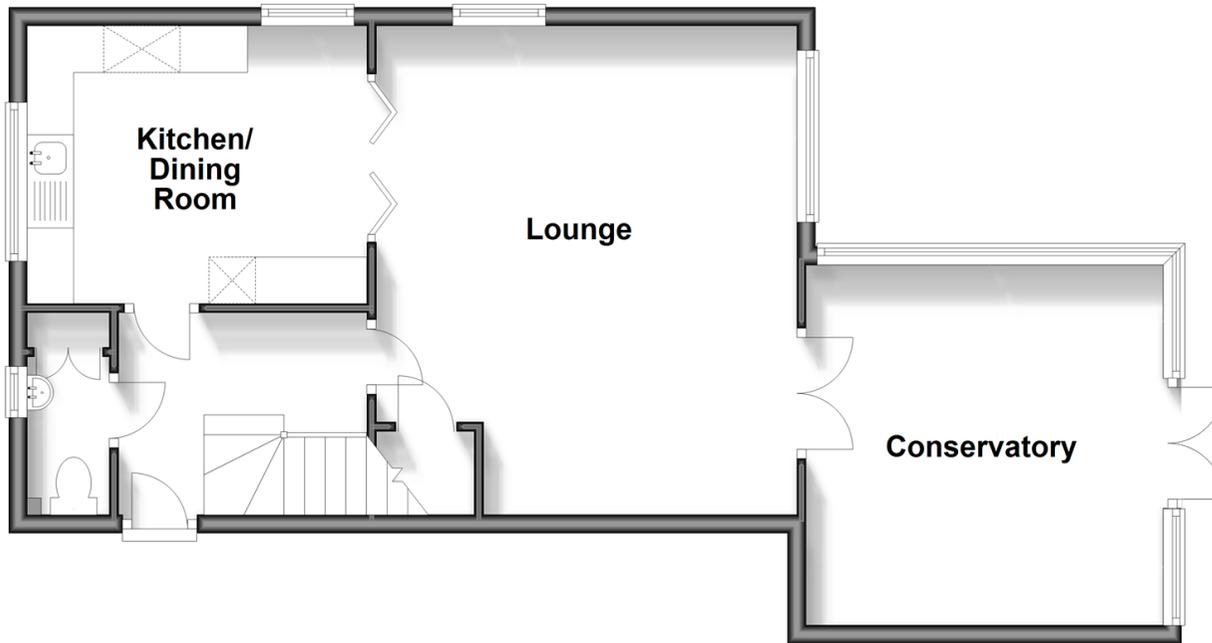
3x  2x  2x 

Nutbourne Road, Nutbourne, Pulborough,  
West Sussex, RH20

**cubitt & west**  
Helping you move forwards

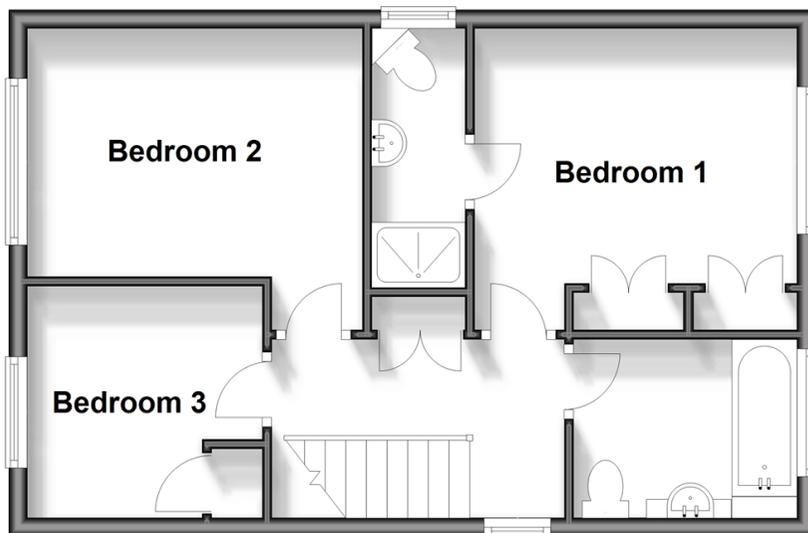
## Ground Floor

Approx. 58.5 sq. metres (629.3 sq. feet)



## First Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Dining Room: 12'0 x 9'9 (3.66m x 2.97m)

Lounge: 17'3 maximum x 14'11 maximum (5.26m x 4.55m)

Conservatory: 12'0 x 11'11 (3.66m x 3.63m)

### FIRST FLOOR

Landing

Bedroom 1: 11'4 x 10'5 into fitted wardrobes (3.46m x 3.18m)

En-Suite Shower Room

Bedroom 2: 12'0 x 8'10 (3.66m x 2.69m)

Bedroom 3: 8'5 maximum x 8'0 up to fitted wardrobes (2.57m x 2.44m)

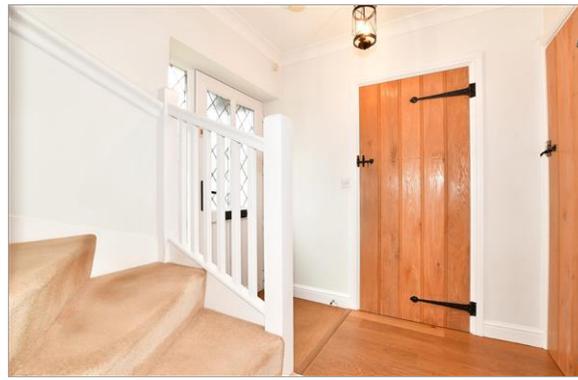
Family Bathroom

### OUTSIDE

Large Driveway

Front Garden

Rear Garden



## Main features

- A beautiful and spacious detached house
- Wonderful views over the surrounding fields
- Very well presented throughout
- A fantastic conservatory with under floor heating and French doors leading onto the rear garden
- Gas central heating
- Large driveway and a lovely private rear garden
- Countryside walks straight from your doorstep



## Nearest Schools

Primary School: Thakeham Primary School 2.7 miles  
Secondary School: Steyning Grammar School: Lower School; Rock Road site 2.7 miles, Upper School, Shooting Field site 7.5 miles, The Weald School, Billingshurst 4.2 miles

## Transport Information

Train Stations:  
Pulborough 1.8 miles, Billingshurst 4.1 miles

## Address

Nutbourne Road, Nutbourne, Pulborough, West Sussex, RH20

## Directions

For directions to this property please contact us.





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Call Pulborough Branch 01798 875151 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING CURRENT: **C(76)** POTENTIAL: **B(88)**

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