



**Price**  
**£350,000**

**Freehold**

3x  1x  1x 

**Little Dippers,  
Pulborough, West  
Sussex, RH20**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Highly sought after location
- No onward chain
- Private rear garden
- Ideal location for countryside walks
- Great schools nearby, as well as bus services and local shopping facilities

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 21'6 x 11'8 maximum (6.56m x 3.56m)

Kitchen : 10'5 x 8'3 (3.18m x 2.52m)

### FIRST FLOOR

Landing

Family Bathroom: 8'6 x 5'5 (2.59m x 1.65m)

Cloakroom

Bedroom 1: 11'9 into fitted wardrobes x 9'7 up to fitted wardrobes (3.58m x 2.92m)

Bedroom 2: 11'9 x 9'5 up to fitted wardrobes (3.58m x 2.87m)

Bedroom 3: 8'7 x 5'9 (2.62m x 1.75m)

### OUTSIDE

Garage: 16'3 x 7'7 (4.96m x 2.31m)

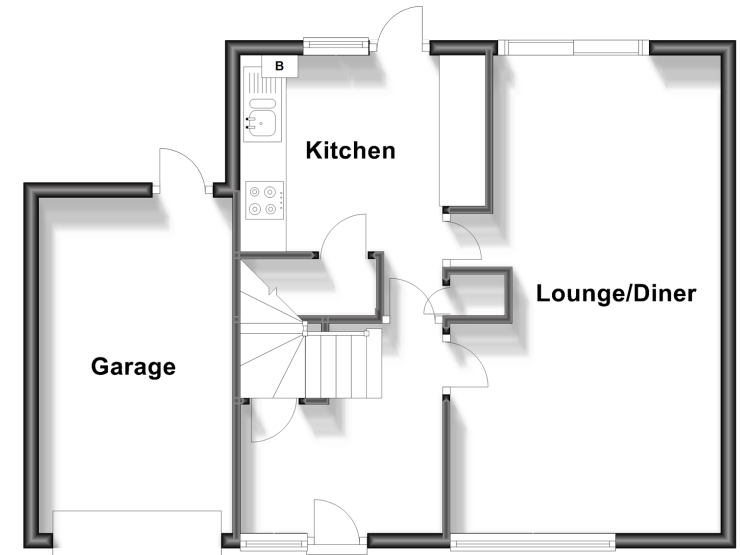
Driveway

Front Garden

Rear Garden

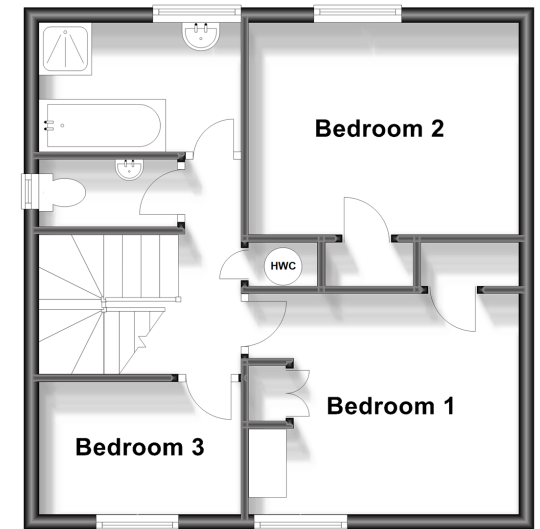
### Ground Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



### First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



**Call Pulborough - 01798 875151 ■ 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.



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