



**Price**  
**£485,000**

**Freehold**

3x  1x  2x 

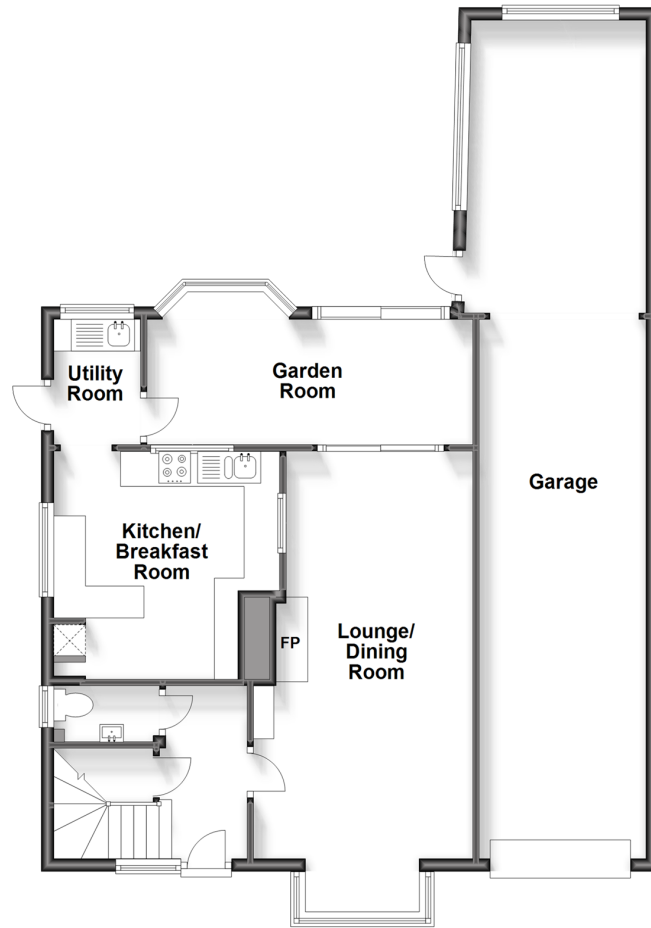
**New Place Road,  
Pulborough, West  
Sussex, RH20**

**OVER 60?**

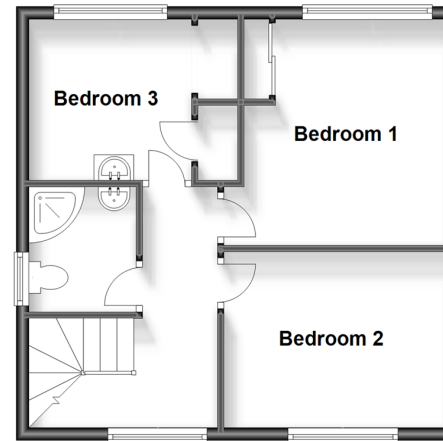
Secure this property  
for up to **59% less!**

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**Ground Floor**  
Approx. 93.6 sq. metres (1007.0 sq. feet)



**First Floor**  
Approx. 42.3 sq. metres (455.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge/Dining Room: 21'0 up to bay x 11'4 maximum (6.41m x 3.46m)

Garden Room: 16'11 x 6'6 (5.16m x 1.98m)

Kitchen/Breakfast Room: 11'8 x 11'5 maximum (3.56m x 3.48m)

Utility Room: 6'6 x 4'6 (1.98m x 1.37m)

### FIRST FLOOR

Landing

Shower Room

Bedroom 1: 11'7 x 10'8 into fitted wardrobes (3.53m x 3.25m)

Bedroom 2: 11'6 x 9'1 (3.51m x 2.77m)

Bedroom 3: 8'5 up to fitted wardrobes x 8'4 (2.57m x 2.54m)

### OUTSIDE

Driveway

Garage

Front Garden

Rear Garden

Store/Work Room





## Main features

- Good size family home
- Large through lounge/dining room
- Spacious, bright and very versatile garden room overlooking the rear garden
- Beautiful, mature rear garden with a very useful store/work room
- Ideal location for the shops, primary school and recreation ground, with a children's play park and outside gym



### Nearest Schools

Primary School: St Mary's C of E Primary 0.1 miles  
Secondary School: The Weald School 4.3 miles



### Transport Information

Train Stations:  
Pulborough 0.5 miles, Billingshurst 4.3 miles



### Address

New Place Road, Pulborough, West Sussex, RH20



### Directions

For directions to this property please contact us.





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■ 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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