



23 London Road, Pulborough - RH20 1AS

Guide Price £335,000

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- End of terraced house with parking for two vehicles and generous rear garden
- Sitting room with bay window
- Dining room with doors opening to garden
- Kitchen with access to garden, space for appliances
- Three double bedrooms and family bathroom
- Would benefit from updating and modernising

This spacious three bedroom end of terrace house presents an excellent opportunity for buyers seeking a property with generous proportions and the potential to create a truly special home.

The property is ideally configured for family living, featuring two reception rooms including a welcoming sitting room with a charming bay window that fills the space with natural light, and a separate dining room with doors opening directly to the rear, perfect for entertaining or relaxed family meals. The kitchen is a practical and well-proportioned space, offering access to the rear and ample room for appliances, making it ideal for those wishing to update and design their own bespoke kitchen environment.

Upstairs, the property boasts three double bedrooms, each providing comfortable accommodation and flexibility for family members or guests, alongside a family bathroom that is well positioned to serve all bedrooms. Throughout, the property would benefit from a programme of updating and modernisation, allowing the new owners to infuse their personal style and add value. Additional features include parking for two vehicles, and a layout that is both functional and adaptable to a range of lifestyles. This home offers an excellent canvas for those wishing to create a modern family residence or an investment property, conveniently situated for local amenities, schools, and transport links. With its spacious rooms, practical layout, and scope for improvement, this property represents a superb opportunity to acquire a home with significant potential in a sought-after area. Early viewing is highly recommended to appreciate the size, setting, and possibilities this property has to offer.



The area around Pulborough provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast. The local countryside provides numerous walks and bridle paths including the South Downs Way. Of special note is the RSPB nature reserve at Wiggonholt Brooks. Pulborough has rugby, bowls and cricket clubs, where there are leisure centres at Storrington and Billingshurst. There is a main line railway station with links to London Victoria and the South Coast. Schooling locally is St Mary's C of E aided primary school and secondary school is The Weald School in Billingshurst. The surrounding area of Pulborough offers an excellent range of sporting and recreational facilities. Golf enthusiasts are well catered for with West Sussex Golf Club nearby, as well as highly regarded courses at Cowdray Park and Goodwood. There is also gliding at nearby Parham, while Pulborough Rugby Club and a variety of tennis, cricket and football clubs can be found in neighbouring Storrington. Leisure centres are available in both Storrington and Billingshurst, with a wider selection of cultural amenities including theatres in Chichester, Horsham and Worthing. For those who enjoy coastal pursuits, sailing centres can be found all along the south coast.

Council Tax band: E

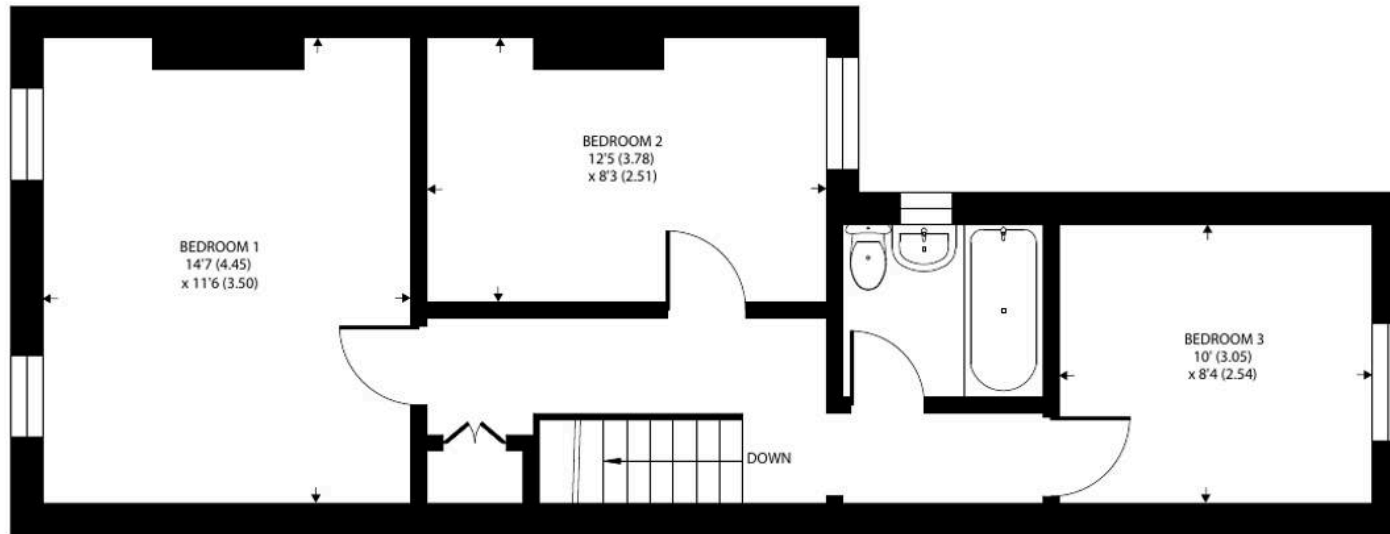
Tenure: Freehold

EPC Energy Efficiency Rating: D

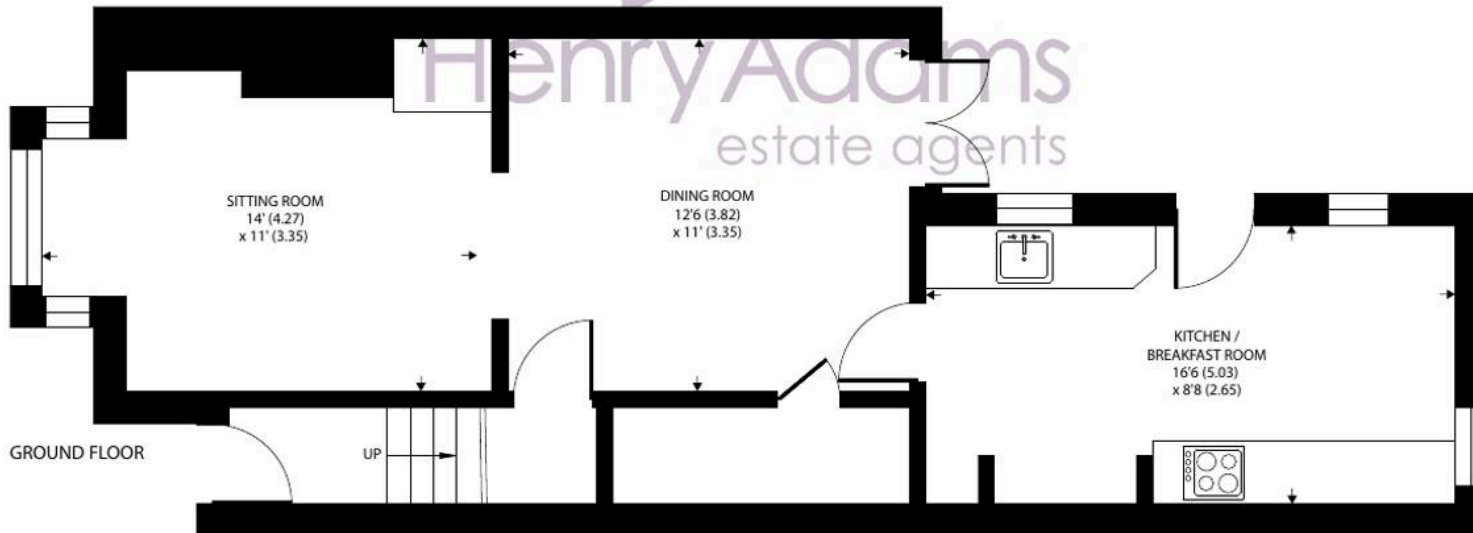
EPC Environmental Impact Rating: E







FIRST FLOOR



GROUND FLOOR

Approximate Area = 1006 sq ft / 93.4 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.