



12 Drovers Lane

Pulborough, West Sussex, RH20 2GN

12 DROVERS LANE

This very well maintained CHAIN FREE detached bungalow is situated at the end of a private road close to the heart of the popular village of Pulborough and within walking distance of all local amenities.

Ground Floor

- Sitting Room
- Kitchen/Breakfast Room
- Principal Bedroom with En-Suite Shower Room
- Further Double Bedroom
- Bathroom

Outside

- Resident's Parking Area
- Adjacent Garage
- Communal Front Gardens
- West Facing Enclosed Rear Garden



DESCRIPTION

Built by Croudace Homes in 2012, this well presented two double bedroom, two bathroom detached bungalow has been owned by our client since new and is situated within a small, gated area with a garage, parking and west facing garden. The property is very close to a bus stop, local footpaths and the South Downs. Main features include:

- **Entrance Hall** with airing cupboard housing Megaflo pressurised hot water system and access above to the storage loft.
- Dual aspect **Sitting Room** with bi-folding doors across the rear and window to the side.
- **Kitchen/Breakfast Room** with a range of modern units with integrated appliances comprising oven, grill, gas hob dishwasher, fridge/freezer and washing machine. There is space for breakfast table and chairs, window and glazed door to the rear garden.
- **Principal Bedroom** with window to the front, mirror fronted fitted wardrobes, and **En-Suite Shower Room** with window to the side
- **Guest Double Bedroom** with window to the front.
- **Guest Bathroom** with window to the front.
- **Garage** with power, light and rear door to garden with **Parking Space** to the front.
- **West Facing Rear Garden** with gated side access to the front.



OUTSIDE

Double gates lead into the resident's parking area with communal bin store and parking space to the front of the adjacent garage. To the front of the property is a well kept communal garden for the resident's use and private front garden with path leading to the front door. The west facing rear garden comprises a patio area with the remainder laid to level lawn and all enclosed by panelled fencing. Gated side access leads to the front.

AMENITIES

Local: Pulborough with a range of local shops, together with 2 supermarkets, a medical centre, library and primary schools.

Towns and Cities: Horsham (13 miles) Chichester (15 miles), London (45 miles).



Transport: Pulborough station (1 mile) with services to London Victoria. A24 and A23 to London, Gatwick Airport and the national motorway network.

Schools: Schools include St Marys Church of England Primary, West Chiltington Primary, Storrington Primary, The Weald School and Steyning Grammar School.

Leisure: South Downs National Park, cross county schooling course at Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell, polo at Cowdray and Knepp Castle, golf at The West Sussex course at Pulborough, the Festival of Speed at Goodwood, theatres at Horsham, Guildford and Chichester.

DIRECTIONS

From our office in Lower Street, Pulborough, turn right and then take the 3rd left turning into Glebelands. Take the 3rd right turn into Drovers Lane and proceed to the end of the road, through the double gates and the property will be found directly ahead.

What3Words: ///evolving.eliminate.grape

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Parkside, Chart Way, Horsham RH12 1RL. Telephone 01403 215100. Website: www.horsham.gov.uk

Services (not checked or tested): All mains services connected.

Residents Association Annual Charge: Approximately £350 per annum towards upkeep and maintenance of communal areas.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title number WSX354779.

EPC Rating: C

Council Tax Band: D

RA/01/09/2023

GUIDE PRICE £395,000

Viewings

For an appointment to view please contact our Pulborough Office, telephone 01798 872081

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

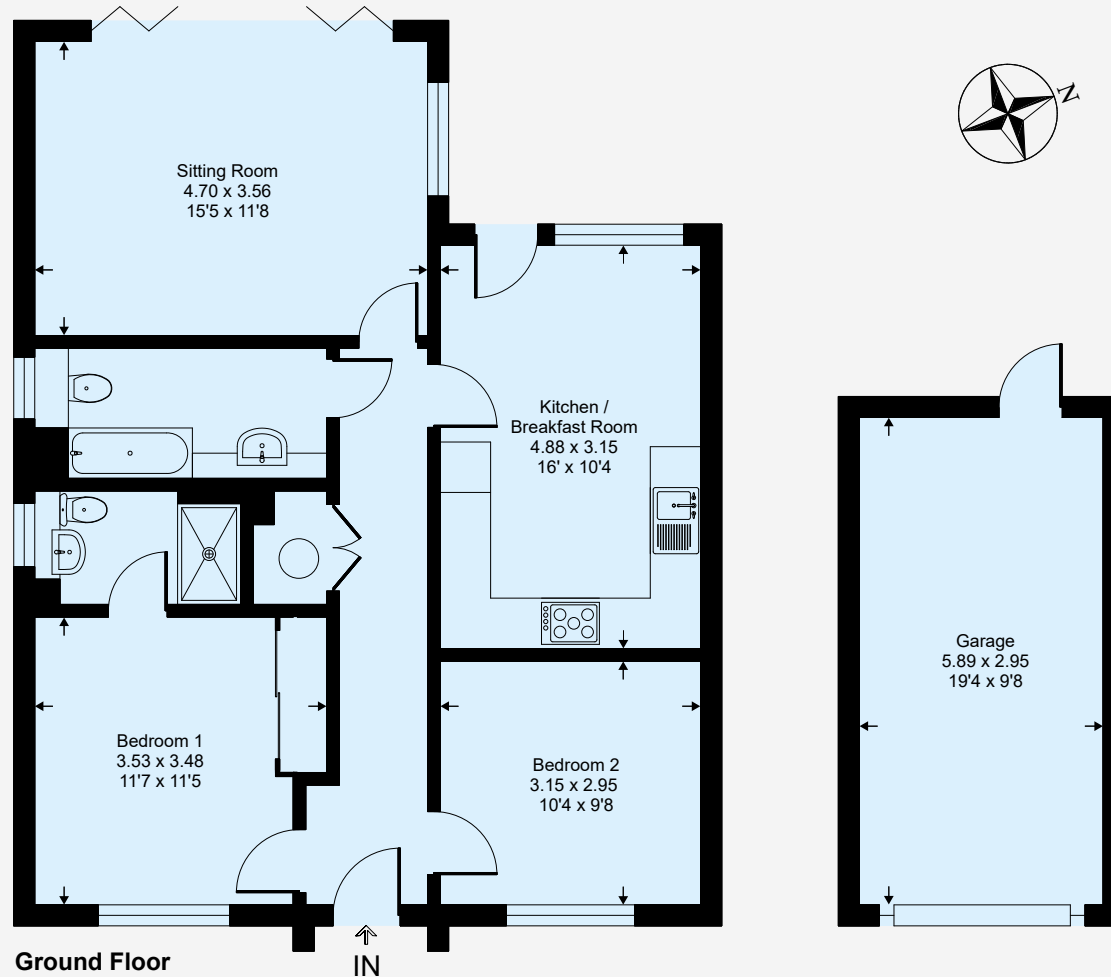
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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Approximate Gross Internal Area = 76 sq m / 817 sq ft

Approximate Garage Internal Area = 17 sq m / 187 sq ft

Approximate Total Internal Area = 93 sq m / 1004 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.