



# 28 Glebelands

Pulborough, West Sussex, RH20 2JJ

Batcheller  
Monkhouse

Our Corner of England



# 28 GLEBELANDS

A good sized three bedroom detached home situated in a sought after area within the popular village of Pulborough, with spacious accommodation over two floors and stunning views to the rear, private driveway and garage.

## Ground Floor

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen

## First Floor

- Landing
- 3 Bedrooms
- Family Bathroom

## Outside

- Private Driveway
- Garage
- Gardens



## DESCRIPTION

Situated in a sought after area within the popular village of Pulborough, this three bedroom detached home offers good size accommodation over two floors. The property is considered to require modernisation throughout, and includes a private driveway and garage, and also offers stunning views to the rear.

- **Entrance Hall** with understairs storage cupboard and door to:
- **Cloakroom** Fitted with a low level w.c. and wall mounted wash hand basin with tiled splashback.
- **Sitting Room** Situated to the rear of the property with patio doors looking out and lead into the rear garden.
- **Dining Room** Approached via the entrance hall and also via the sitting room with window to the side.
- **Kitchen** Fitted with units and space for appliances with window to the front and door leading to the outside.
- **First Floor Landing**
- **Bedroom 1** A dual aspect room situated to the rear of the property with built-in wardrobe cupboard and also offering stunning views of the surrounding countryside.
- **Bedroom 2** A good size double bedroom with window to the front.
- **Bedroom 3** Situated to the front of the property with built-in cupboard.
- **Bathroom** Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin and w.c. with tiled walls and window to the side.



## OUTSIDE

The property is approached via a private driveway leading to the garage with lawned gardens alongside. To the rear a patio leads to the main garden area which is predominantly laid to lawn bound by mature hedging and shrubs.

## AMENITIES

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

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





**Transport:** Pulborough station (approximately 1.1 miles) 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 Pulborough head east on Lower Street. After approximately one third of a mile turn left into Glebelands, then take the second turning on the right where the property will be found after a short distance on the right hand side.

**What3Words:** ///expect.amplified.nurses

## AMENITIES

**Local Authority:** Horsham District Council, 3-4 Medwin Walk, Horsham, West Sussex, RH12 1RL. Telephone: 01403 215100 Website: [www.horsham.gov.uk](http://www.horsham.gov.uk)

**Services (not checked or tested):** All mains services connected. Gas fired central heating.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk) :

**Tenure:** Freehold.

**Land Registry Title Number:** SX158241

**EPC:** EPC rating D

**Council Tax:** Band E

**GUIDE PRICE £425,000 - £450,000**

## Viewings

For an appointment to view please contact our Pulborough Office  
Telephone: 01798 872081 Email: [sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Battle  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

Haywards Heath  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

Pulborough  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto: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.

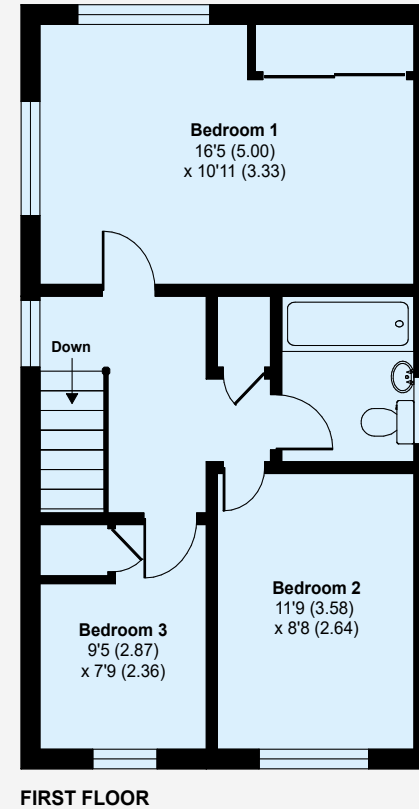
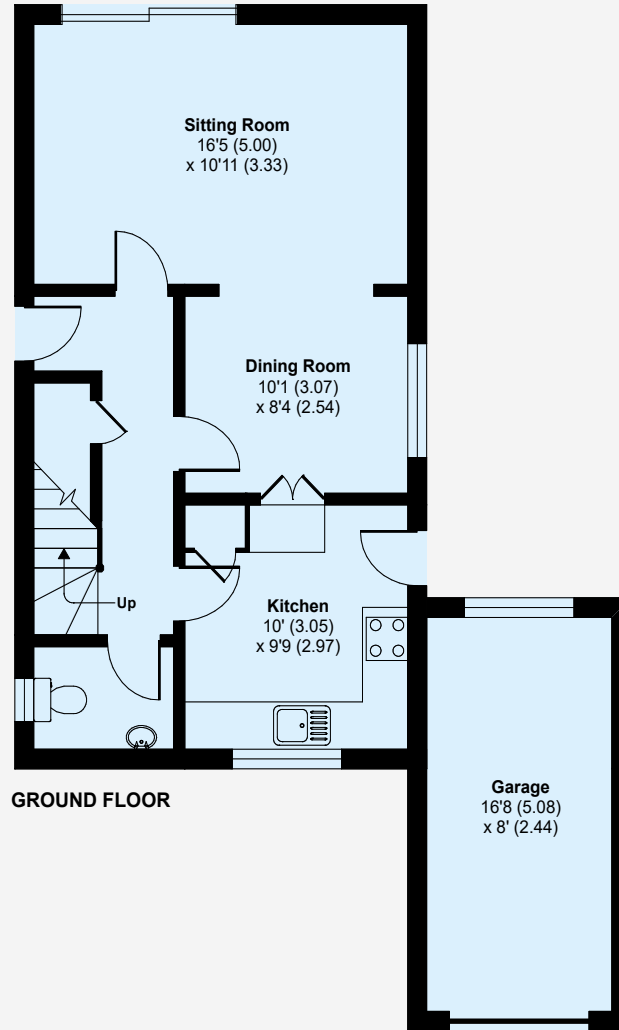
# 28 Glebelands, Pulborough, West Sussex, RH20 2JJ

Approximate Area = 1012 sq ft / 94 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1148 sq ft / 106.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Batcheller Monkhouse. REF: 1157941