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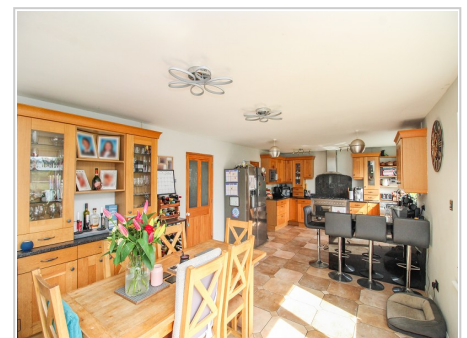
Stane Street
North Heath
Pulborough
West Sussex.
RH20

£685,000



- FOUR DOUBLE BEDROOM DETACHED HOME
- ENTRANCE HALL
- STUNNING 28FT KITCHEN/DINING ROOM
- LOUNGE WITH WOOD BURNING STOVE
- REAR GARDEN WITH COUNTRYSIDE VIEWS
- UNDER FLOOR HEATING THROUGHOUT DOWNSTAIRS
- TWO BATHROOMS
- DRIVEWAY FOR MULTIPLE VEHICLES
- DETACHED DOUBLE GARAGE

Ref: PRA13021



Viewing Instructions: Strictly By Appointment Only

General Description

Zoom are delighted to offer for sale this beautifully presented and spacious four double bedroom detached family home, located in the outskirts of Pulborough. The property would make for an ideal family home as it boast generous sized rooms throughout. In brief the accommodation on the ground floor comprises of a large entrance hall, impressive 28ft kitchen/dining room across the rear off the property, utility room, lounge with wood burning stove, two bedrooms and a modern shower room. On the first floor are two further double bedrooms and family bathroom. Outside the property is a generous rear garden overlooking stunning countryside, a fully insulated office with power and light along with air conditioning unit. To the front is a driveway providing off road parking for multiple vehicles along with a detached double garage.

Further benefits include under floor heating throughout the downstairs, gas central heating via gas tank with combination boiler, and double glazed windows.

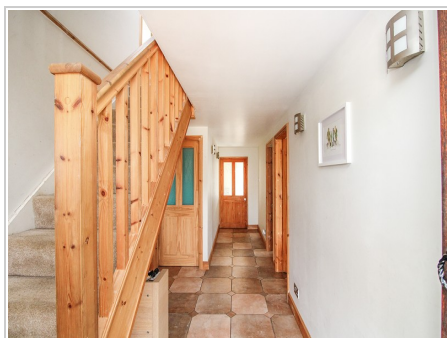
This property is located in a semi rural position in a hamlet called North Heath, this is conveniently positioned mid way between Pulborough village with its shops, school and main line station and the slightly larger historic village of Billingshurst to the north, this also having a good selection of shops, schooling for all age groups, a leisure centre with swimming pool and mainline railway station with services into London Victoria.

An internal viewing comes highly recommended to appreciate this property in full.

Accommodation

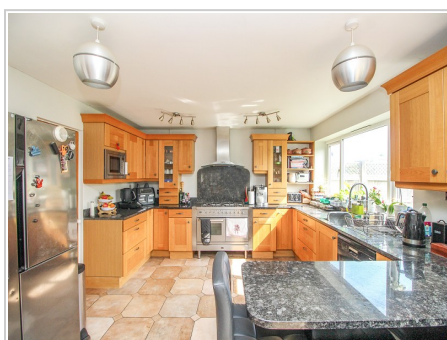
Front Door

Opening to;



Entrance Hall

Stairs to first floor, leading to;



Kitchen/Dining Room (28' 01" x 12' 08") or (8.56m x 3.86m)

Equipped in a range of base and eye level units with granite worktops, inset sink with mixer tap, Range style oven with hob and extractor hood over, space for dishwasher and fridge/freezer, windows to side and rear, patio doors to rear garden.

Utility Room (8' 07" x 8' 01") or (2.62m x 2.46m)

Base and eye level units, stainless steel sink with draining board and mixer tap, space for white goods, cupboard housing combi boiler.



Lounge (16' 04" Max x 14' 03") or (4.98m Max x 4.34m)

Bay window to front, TV Point, wood burning stove.



Shower Room

Comprising a corner shower cubicle, low flush WC, wash hand basin, heated towel rail.



Bedroom 3 (16' 03" Max x 10' 01") or (4.95m Max x 3.07m)

Bay window to front.



Bedroom 4 (14' 02" x 8' 04") or (4.32m x 2.54m)

Window to side.

First Floor Landing

Eaves storage, velux window, leading to;



Bedroom 1 (14' 02" x 13' 00") or (4.32m x 3.96m)

Window to rear, radiator, fitted wardrobe, air conditioning unit.

Bedroom 2 (14' 01" x 10' 03") or (4.29m x 3.12m)

Window to rear, radiator.



Bathroom

Comprising a bath tub, low flush WC, wash hand basin, heated towel rail, window.



Rear Garden

Fully enclosed with gated side access, patio area, area of lawn

Office

Boasting power and light, insulated and air conditioning unit.

Double Garage

For two vehicles, plus further storage area.

Driveway

Providing off road parking for several vehicles.

Services

Mains electricity, mains water

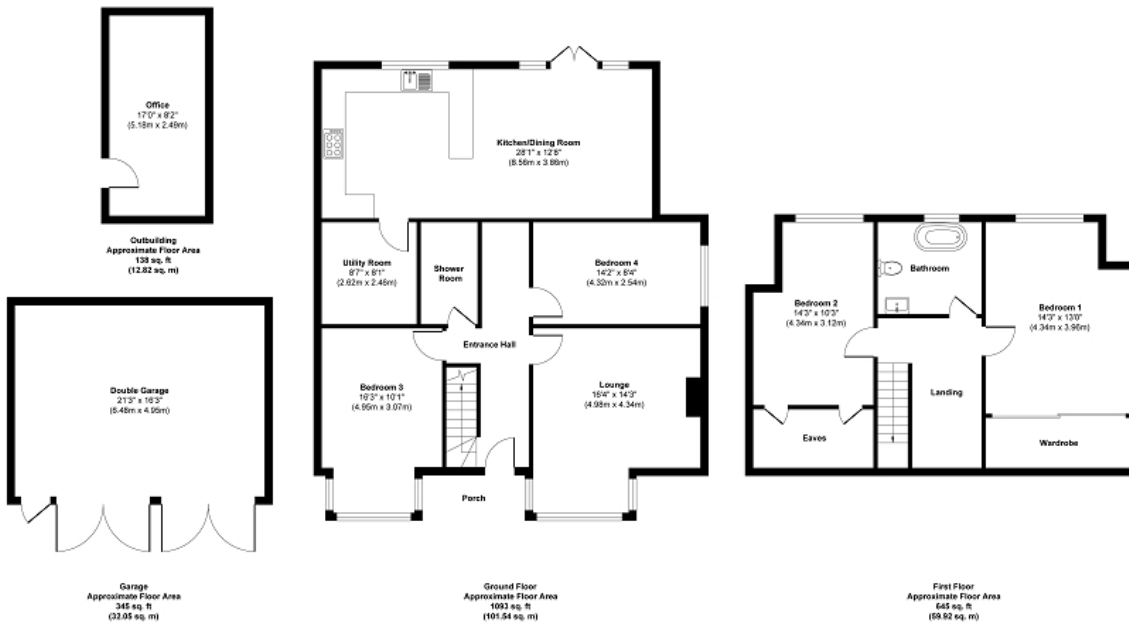
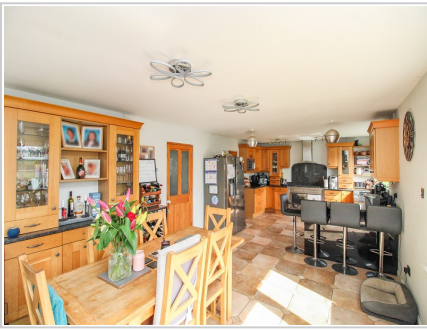
EPC Rating:66

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Approx. Gross Internal Floor Area 2221 sq. ft / 206.33 sq. m (Including Garage & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.