



**Little Dippers,
Pulborough, RH20 2DB**

**Asking Price
£375,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

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LOCATION

Pulborough, a quintessential English village, rests beautifully at the foot of the scenic South Downs in West Sussex. Renowned for its breathtaking landscapes and rich historical charm, it serves as an ideal dwelling spot. This village combines tranquility with convenience, offering easy rail links to London for commuters who wish to balance serene village life with urban access. The strong local community vibe, alongside a plethora of local amenities like shops, cafes, and schools, makes Pulborough particularly appealing for families and retirees alike who are seeking a peaceful and well-connected lifestyle.

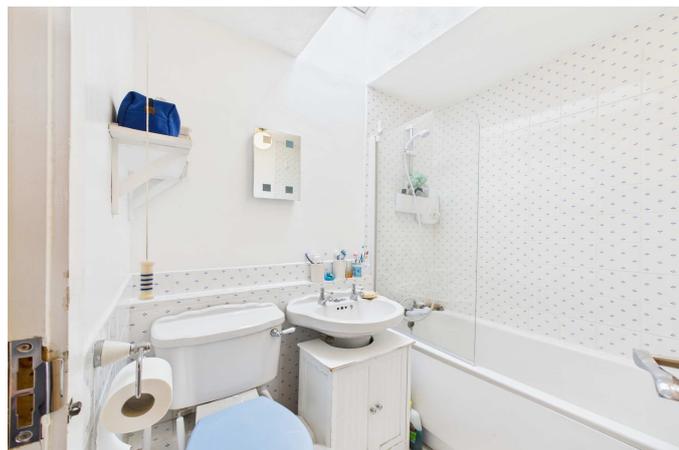
PROPERTY

Set in this charming location, this terraced house presents an ideal family residence, exuding a blend of traditional character and modern comfort. Priced at £400,000, the property showcases four generous bedrooms, each infused with ample natural light, creating serene spaces ideal for relaxation and rest. It holds vast potential for customisation, offering opportunities to remodel and integrate contemporary fittings and conveniences to suit personal tastes. The ground floor boasts a spacious living area enriched with tasteful decor.

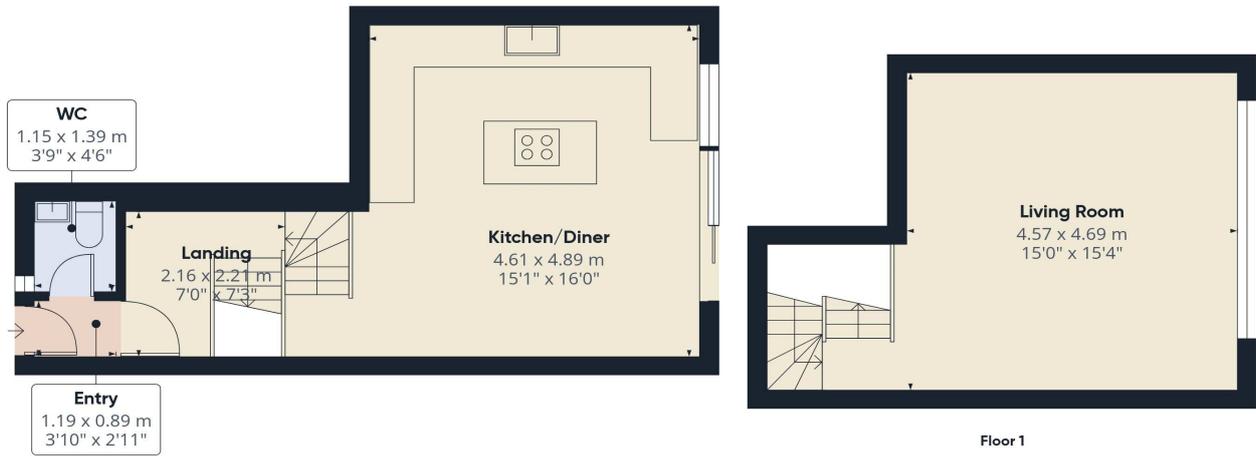
This cosy ambiance is perfect for hosting gatherings or enjoying relaxing family evenings. Complementing this is an open-plan kitchen and dining space, artfully designed with modern fixtures, providing a delightful area for culinary endeavors and dining. The intricate blend of classic architectural features with stylish interior design renders this dwelling not only functional but a desirable nucleus for personalisation and transformation into a dream home.

OUTSIDE

The rear of the property unveils a modest yet endearing garden. This tranquil space serves as a peaceful retreat, suited for morning coffees or joyful summer barbecues with loved ones. The property offers driveway parking, as well as plentiful street parking available on a first-come, first-served basis. This feature is advantageous for entertaining guests and ensuring parking availability for visitors.





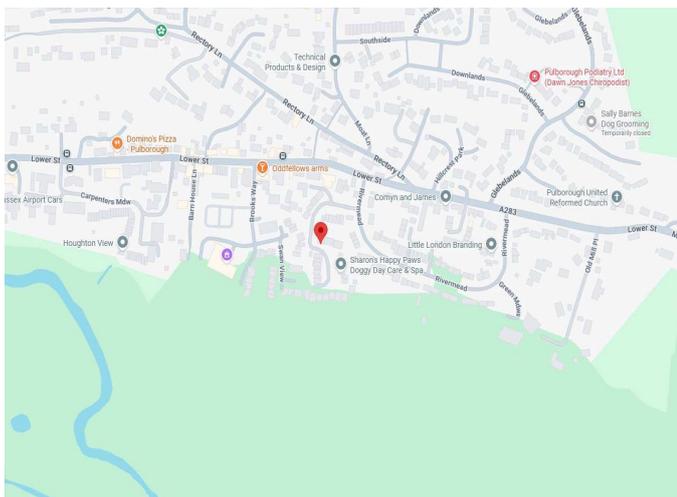


Ground Floor



Floor 2

Map Location



Total Approximate Floor Area
1,044 sq ft / 97 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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