



Goose Green Lane, Pulborough, West Sussex RH20 2LW
£2,300 PCM

& LINES
James

Goose Green Lane. Pulborough

- DETACHED BUNGALOW
- THREE BEDROOMS
- SPACIOUS
- AMPLE DRIVEWAY PARKING
- EPC RATING D
- COUNCIL TAX BAND D
- 12 MONTHS +
- DEPOSIT £2653.00
- UNFURNISHED
- AVAILABLE OCTOBER

A very spacious and well presented three bedroom bungalow, situated in a semi rural position, with good access to the A24.

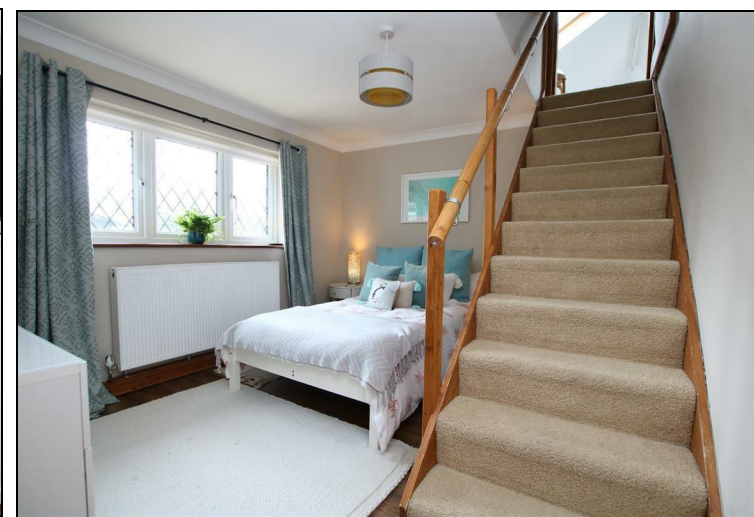
Lines and James are thrilled to bring this generous bungalow to the market, which is positioned in a convenient location and benefits from gated access with plenty of driveway parking. The majority of the accommodation has wood flooring and comprises; Dual aspect reception room allowing access to the front driveway and rear garden, impressive kitchen/diner with patio doors to rear garden, sitting room featuring log burning stove and patio doors to rear garden, main bedroom fitted with a range of built in wardrobes, en-suite shower room and dressing room. Further double bedroom with stairs to attic room, which would make a great play area or hobbies room. Good sized single bedroom and family bathroom with shower over bath. A large utility room also allows access to the front driveway with separate W.C. The garden is predominantly laid to lawn with patio area.

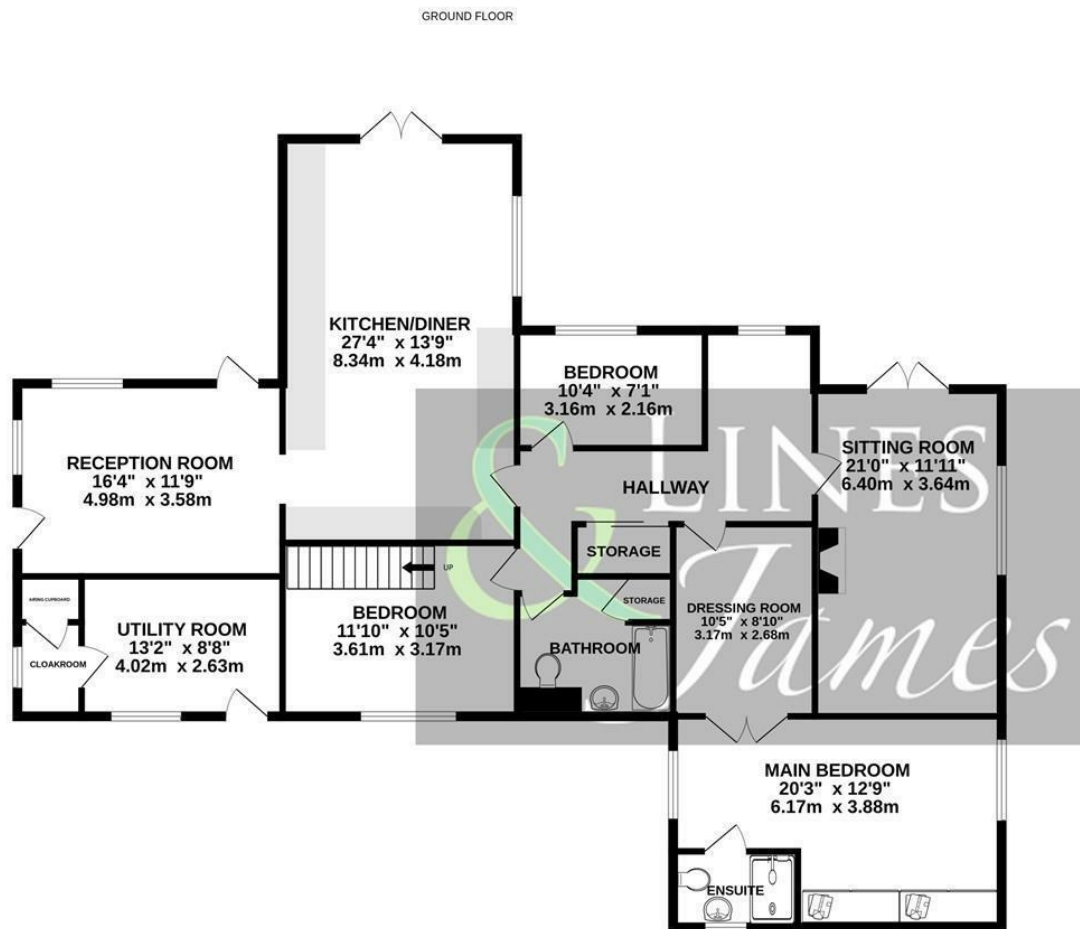
Additional benefits include double glazing throughout with gas central heating.





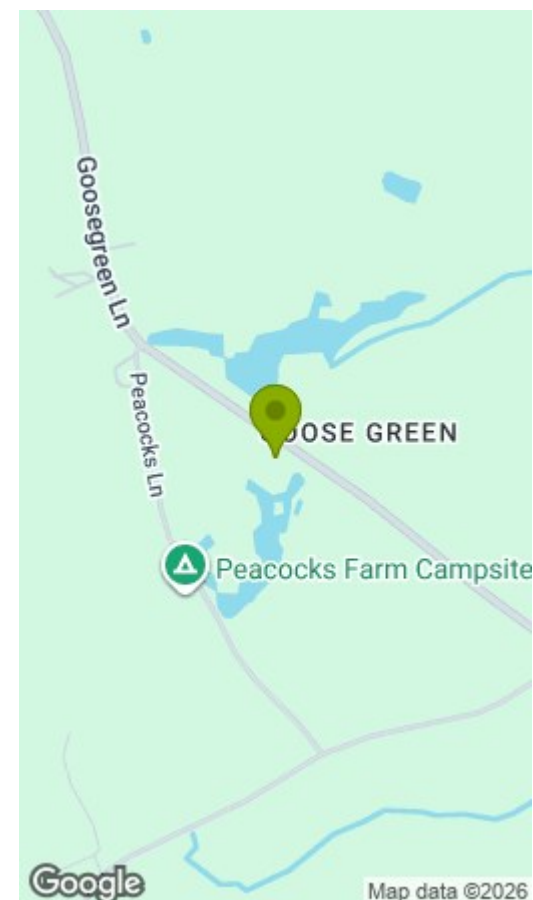
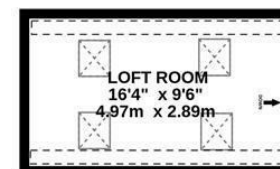
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Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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1ST FLOOR



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

68	91	83	61
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