



17 Lyntons, Station Road, Pulborough, West Sussex RH20 1AZ



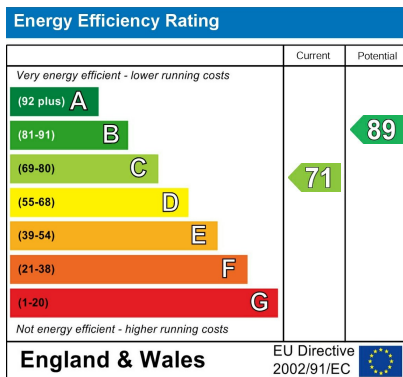


17 Lyntons, Station Road,
Pulborough, West Sussex RH20 1AZ

Guide Price £299,950 Freehold



- TWO BEDROOMS
- CLOSE TO TRAIN STATION AND VILLAGE AMENITIES
- GARDEN
- QUIET LOCATION
- PARKING FOR TWO VEHICLES



Accommodation

* Entrance hall * Kitchen * Sitting room * Cloak room * Stairs to first floor landing
* Principal bedroom * Second bedroom * Family bathroom * Allocated parking * Rear garden * EPC Graph C

The Property

Nestled within a popular residential area, this well presented two-bedroom mid-terrace home offers a fantastic opportunity for first-time buyers, downsizers, or investors alike. Ideally positioned just a short distance from the village centre and train station, the property enjoys a practical layout and the convenience of both a private garden and allocated parking. The accommodation is arranged over two floors and begins with a welcoming entrance hall that sets the tone for the rest of the property - neutrally decorated and thoughtfully maintained. The front-facing kitchen is to the right and is equipped with a range of matching wall and base units and ample worktop space. To the rear of the ground floor, the spacious sitting room is a real highlight, offering generous proportions and an abundance of natural light through French doors that lead directly out to the garden. A cloakroom completes the ground floor accommodation, with stairs rising to the first floor landing. From the landing, the main bedroom spans the full width of the property and comfortably accommodates a double bed and additional furnishings. The second bedroom is also a double and enjoys distant views to the Wildbrooks and South Downs beyond. Both rooms are served by the family bathroom, fitted with a bath and overhead soaker.

Outside

Outside, the rear garden offers a mix of patio and lawned areas, with raised beds and fencing providing a good degree of privacy. There is also the benefit of allocated off-road parking to the front of the property.



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Disclaimer

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, GL & Co. Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

Services

All mains are connected.

Council Tax

Council Tax Band D. For further information please contact Horsham District Council on (01403) 215100

In The Know

Not all of our properties are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

Viewing

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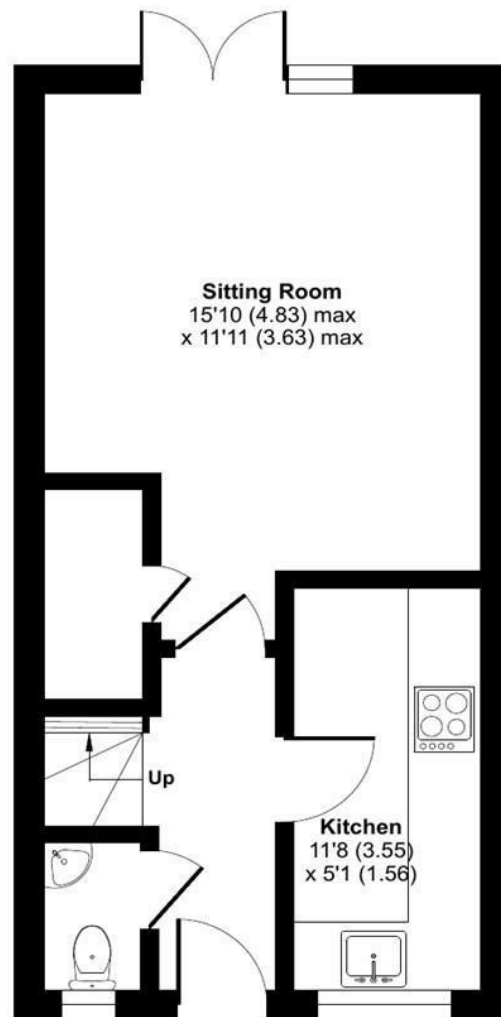
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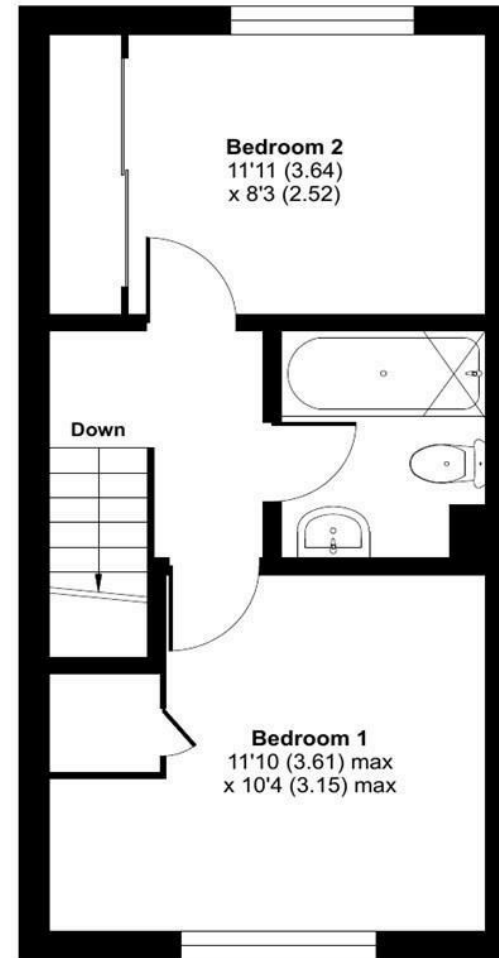
Lyntons, Pulborough, RH20

Approximate Area = 618 sq ft / 57.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2025. Produced for GL&CO Estate Agents. REF: 1300788

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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