



46 JOHN IRELAND WAY PULBOROUGH, RH20 4EP

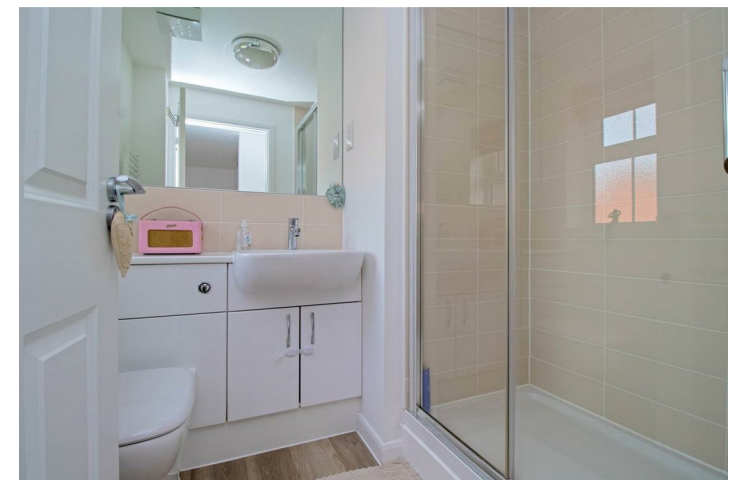
£625,000
FREEHOLD

Guide Price £625,000 - £650,000. A superbly presented four-bedroom detached home with attractive flint front in a favoured position within this small development. Immaculately maintained by the current owners the accommodation includes benefits from bright and spacious accommodation comprising; large lounge, kitchen/breakfast room, utility room & study/family room, 4 double bedrooms, with one benefitting from en-suite access, in addition there is a 4-piece family bathroom and a downstairs cloakroom. Outside the garden has been much improved with artificial grass, wooden sleepers, and decked area perfect for al fresco dining. To the side is a garage & large driveway with parking for two vehicles as well as adequate parking to the front of the property.

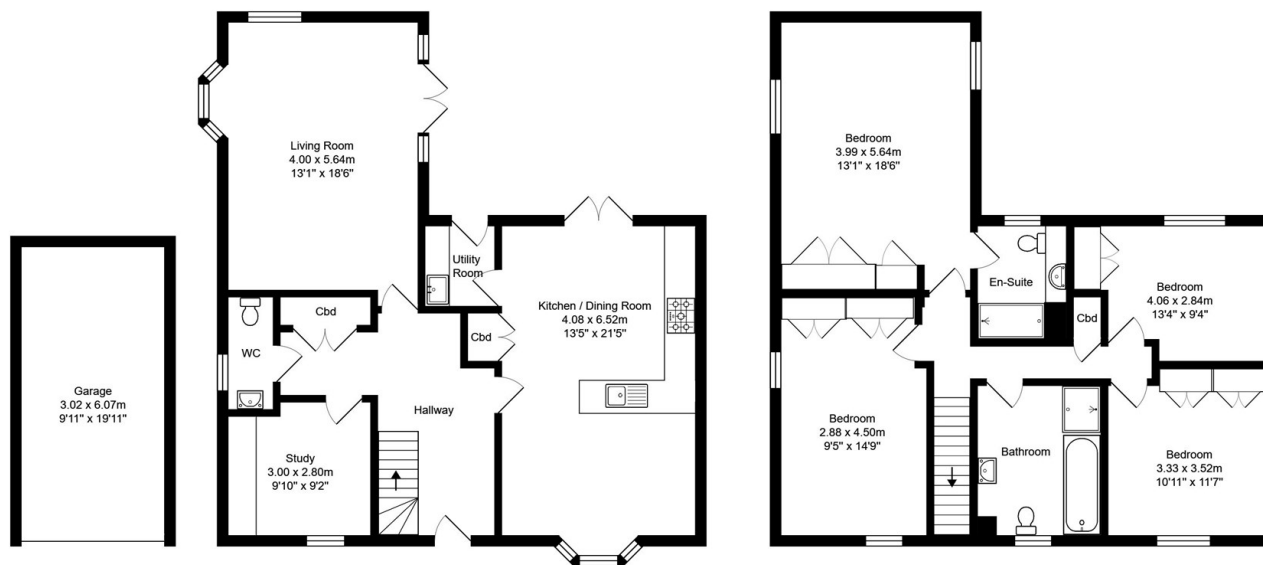
Set around an ornamental lake, within a few minutes of beautiful country walks, Millford Grange was constructed 6 years ago by David Wilson Homes. Perfectly situated for access to the south coast, Brighton, Horsham & London, via the A24. There is a local bus service with a stop at the entrance to John Ireland Way, excellent local shops in Storrington & a fantastic village pub in Washington. There is easy access to a network of pathways & bridleways leading to The Warren & Sleepy Hollow & the South Downs Way. Millford Grange has a strong community with regular BBQ's & a Facebook group.

**Nicholas
James**

SALES LETTINGS AUCTIONS







John Ireland Way
 Total Area: 152.7 m² ... 1643 ft² (excluding garage)
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(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	

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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**Nicholas
 James**

SALES LETTINGS AUCTIONS