



Price Range £280,000 - £295,000
Beverley Court, Pulborough, West Sussex

kw **MARTIN**
LUNDY-LESTER



Beverley Court, Pulborough, West Sussex RH20 2BD

Situated on the second floor of a mature, purpose built development with a very long lease, this bright and airy second floor apartment has the most amazing views across the River Arun towards the beautiful South Downs and is within walking distance of all that Pulborough has to offer.

The welcoming hallway features plenty of built in storage, as do the two bedrooms, both of which are really good doubles. The bathroom feels crisp, clean and easy to maintain. The modern kitchen has a breakfast bar which takes in the view - a lovely place to start the day. There's also a south facing balcony leading off the dual aspect living / dining room, perfect for a couple to sit out on and enjoy the sunshine. There is residents parking to the front of the building, plus a nearby carport on a separate lease (currently costing £55 per quarter).

The very large communal garden with river frontage is a wonderful place to relax with family and friends and there is a warm, welcoming sense of community here.

A perfect "lock up and leave" type home, it's only a few minutes walk from the station, which offers direct routes to London and Gatwick.

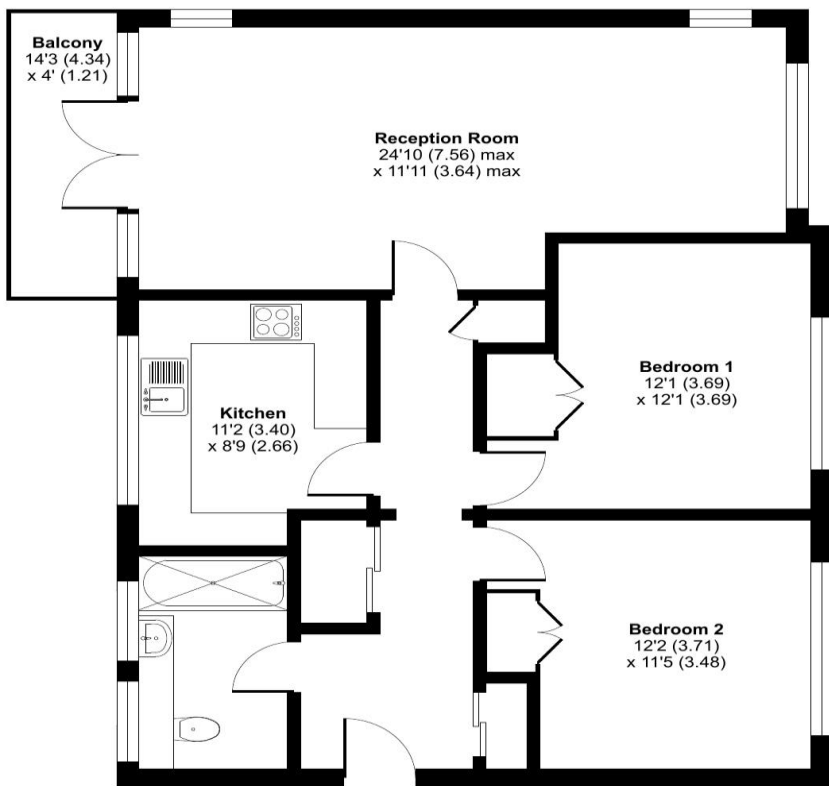
A number of independent and specialist shops are close by, plus two supermarkets and a choice of bars, cafes and restaurants. If you're looking for a really good sized flat in a convenient location, with stunning views, then this property should tick all of those boxes and more.





Beverley Court, Skeyne Drive, Pulborough, RH20

Approximate Area = 843 sq ft / 78.3 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1176020



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.