



£179,950

Lower Street, Pulborough

kw **MARTIN**
LUNDY-LESTER

Lower Street, Pulborough, RH20 2AZ

Chain free, this one bedroom second floor flat has far reaching views towards the South Downs and is offered with a long lease and a share of the freehold. All local amenities are within a few minutes walk, including a range of shops, pubs, bar / restaurants, a cafe, newly opened bakery and a number of takeaways. The mainline station is just over half a mile away, with direct routes to London and Gatwick. There is a small communal garden to the rear of the building, shared with the other five flats, plus an allocated parking space and some visitor parking too.

The communal entrance hall with shared with just one property and the flat itself is entered at first floor level, with stairs rising to the lovely, bright open plan living / dining / kitchen. Large windows look out across rooftops to the ever-changing, but always astounding view beyond. The double bedroom is a really good size and has some built in cupboard storage. The ensuite bathroom is clean, crisp and easy to maintain. A couple of feature fireplaces are reminiscent of the property's Edwardian heritage, believed to have been built in 1914.

Well suited to a first time or investor buyer, there is a welcoming sense of community amongst the owners of the building.





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Approximate Area = 479 sq ft / 44.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nls/ncm 2025. Produced for Lundy-Lester Ltd. REF: 1288093



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



☎ 01798 817257 or 07788 531768

📍 Lancaster House, Storrington Road, Thakeham, RH20 3NA

✉ martin.lundy-lester@kwuk.com

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.