



Price Range £270,000 - £285,000

Lower Street, Pulborough

kw **MARTIN**
LUNDY-LESTER



Lower Street, Pulborough, RH20 2DD

Chain free, this bright and airy first floor flat is offered with a share of the freehold and a long lease. There is a large, riverside communal garden and two areas of residents parking, plus a small shared front lawn. The property has a garage. The current owners use it to store kayaks and fishing equipment as the river is so close and is perfect for recreational activities . Pulborough's mainline station is only half a mile away, with direct routes to London and Gatwick.

Sharing a communal entrance hallway with just one other flat, the property consists of more than 1050sq ft of living space, plus a south facing balcony with far reaching views over rooftops. The living / dining room is a really good size and the compact kitchen is very easy to keep clean and tidy. All three bedrooms have built in cupboards and will take a double bed, the master bedroom also featuring an ensuite bathroom. There is a shower room / wc for guests and a very useful utility room off the hallway.



Heated and cooled by a reverse cycle air conditioning system, the property is well placed for a choice of bars, cafes, shops and the village bakery. There are wonderful walks into the South Downs and a couple of supermarkets are also close by.



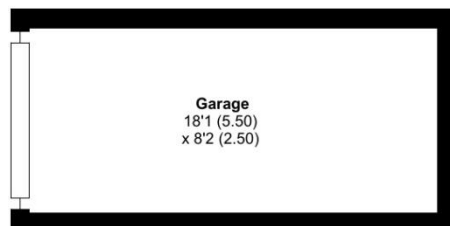
Arun Court, Lower Street, Pulborough, RH20

Approximate Area = 1058 sq ft / 98.2 sq m

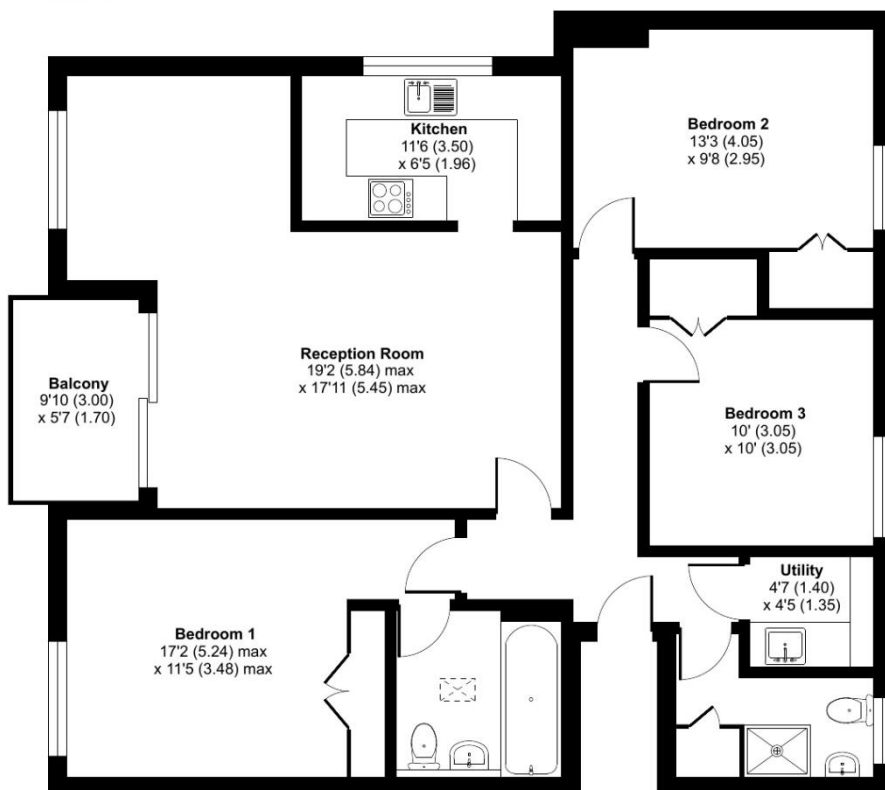
Garage = 148 sq ft / 13.7 sq m

Total = 1206 sq ft / 111.9 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Lundy-Lester Ltd. REF: 1314161



**MARTIN
LUNDY-LESTER**

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		
55-68	D		65 D
39-54	E	47 E	
21-38	F		
1-20	G		



**MARTIN
LUNDY-LESTER**

☎ 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.