



£199,950

Station Road, Pulborough, West Sussex

kw **MARTIN LUNDY**
ESTATE AGENTS

Station Road, Pulborough, RH20 1AH

The former NatWest bank in Pulborough was sensitively converted around 2018 into six individually-designed apartments. This two bedroom property sits on the second floor of the handsome 1930s building, with panoramic views over rooftops towards the South Downs.

The current owner has lived here from new and has further improved the apartment since then, including a recent programme of redecoration. Light and airy, the property features an open plan living/dining / kitchen with integrated appliances including a Bosch fridge and freezer plus a Zanussi induction hob. The space feels very sociable, warm and welcoming. The principle bedroom is dual aspect and offers the most amazing views to wake up to. The second bedroom is currently used as a home office, with bespoke fitted furniture, including cupboards, drawers, integrated lighting, charging solutions and sliding features. The smart bathroom is clearly of a very high specification too. The entrance hallway has a built in cupboard and an alcove for a washer/dryer.

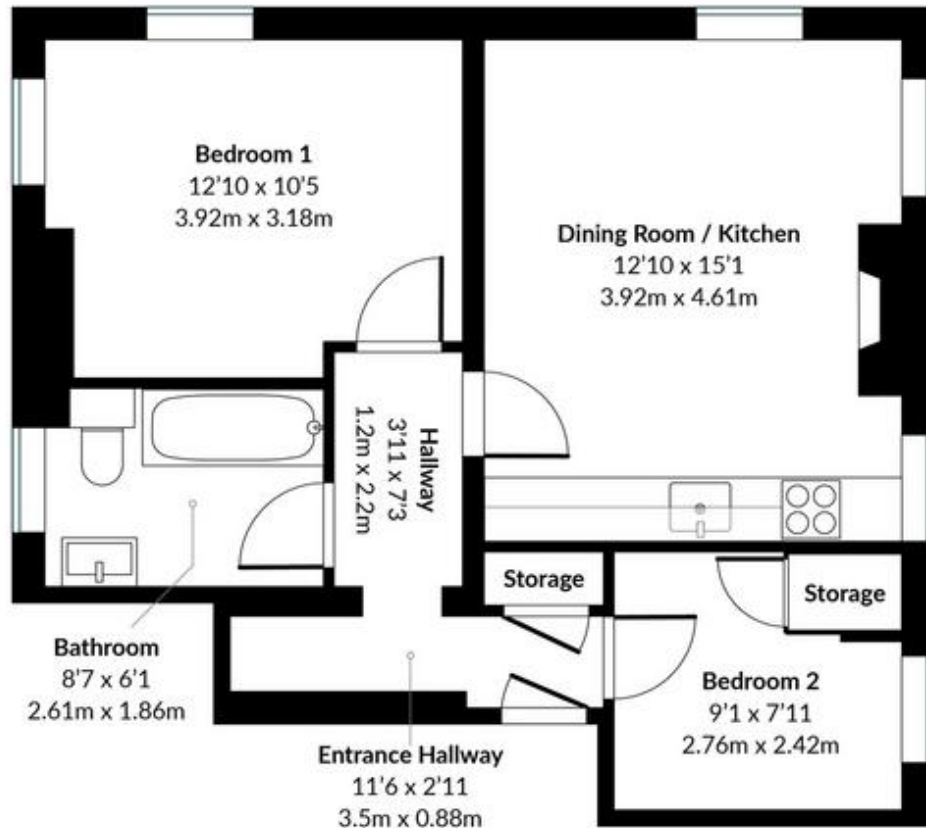


An ideal "lock up and leave" type home, it's only a moments walk from Pulborough station, with direct routes to London and Gatwick. All local amenities are close by, including a selection of shops, bars, cafes, restaurants and takeaways, plus two supermarkets, doctors, dentists and so on. There is on road parking nearby and the property could be made available almost fully furnished if the next owner is looking for a really easy "turnkey" purchase.



Westminster House, Station Rd, Pulborough, RH20 1AH

Approximate Total Area = 546 sq ft / 50.7 sq m



Floorplan for illustrative purposes only, features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(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.