



Price Range £195,000 - £205,000

Lower Street, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Lower Street, Pulborough RH20 2GB

Offered chain free, this second floor apartment feels bright and airy, with a large dual aspect and open plan living / dining / kitchen. There's a nice view from the kitchen area along Lower Street towards the station, only a few minutes walk away. The bedroom is also a really good size, with space for a desk, perfect for working from home, plus a walk in wardrobe and an ensuite bathroom with obscure glass window to the side. The property has it's own allocated parking space and there are visitor spaces too, plus some useful layby parking nearby.

The service charge is surprisingly low, with the leaseholders running the management of the building themselves, under a "right to manage" agreement.

A range of shops, bars, cafes, takeaways, restaurants and a newly opened bakery are all within easy walking distance of the property. Pulborough's mainline station has direct routes to London and Gatwick and there are two supermarkets at the other end of the village. Wonderful walks will be found almost from the front door, including into The Wildbrooks and the South Downs National Park beyond.

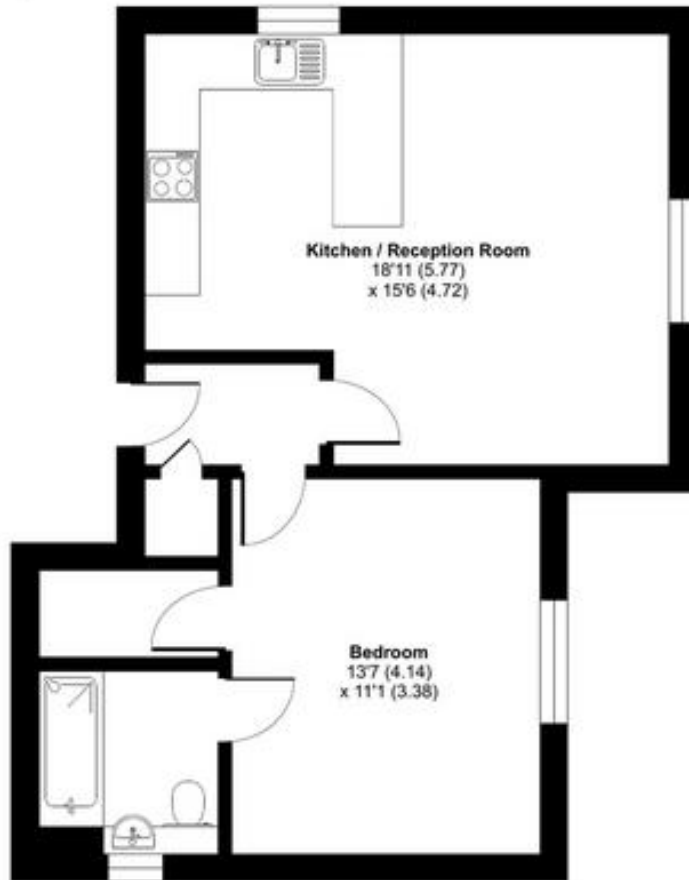




Lower Street, Pulborough, RH20

Approximate Area = 539 sq ft / 50.1 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richroom 2025. Produced for Lundy-Lester Ltd. REF: 1370990



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	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.