





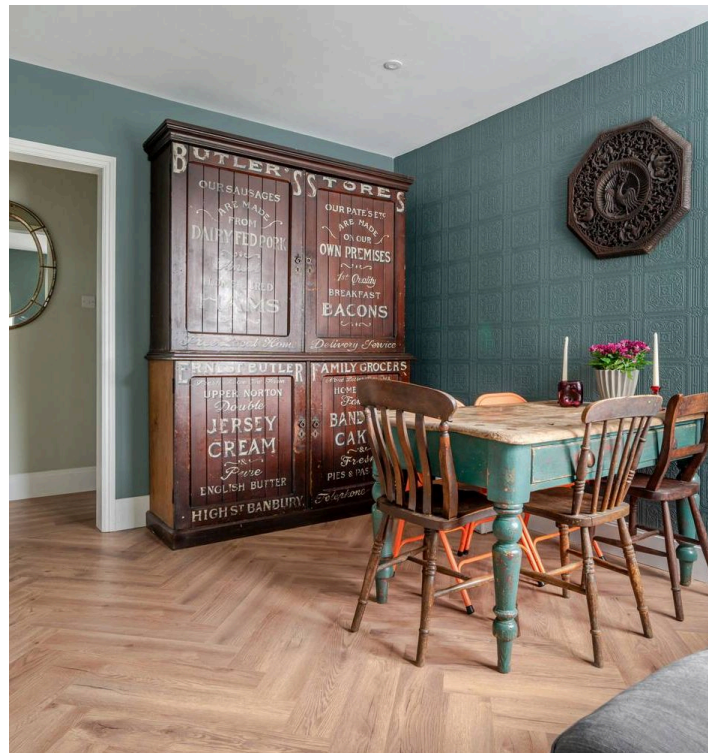
Green Arbour, Rectory Road

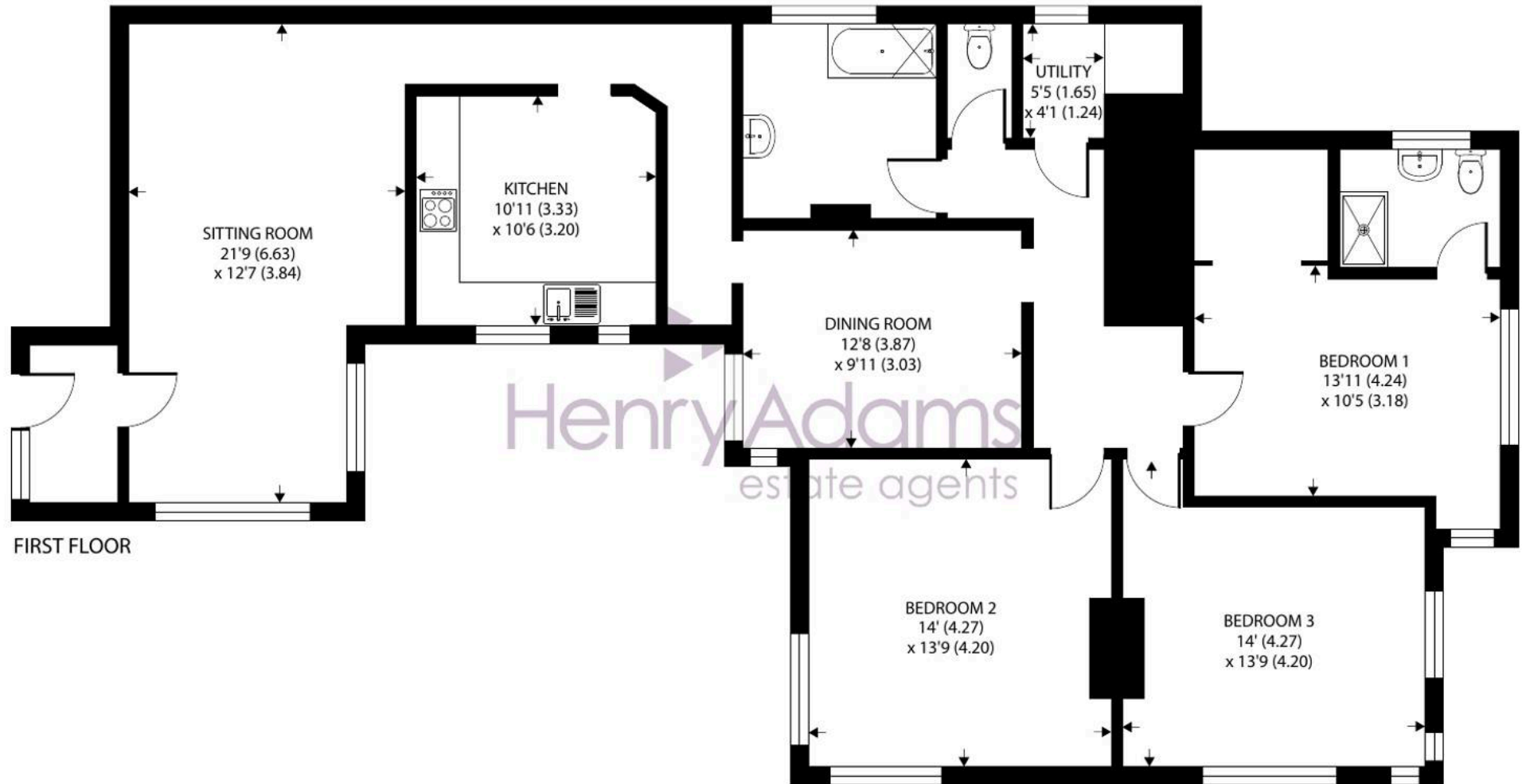
- A spacious first floor apartment with garden, garage & parking close to the centre of the village
- Sitting room with separate dining room
- Kitchen with range of units and space for appliances
- Main bedroom with en-suite shower and dressing area
- Two further double bedrooms
- Family bathroom with roll top bath and separate cloakroom
- Generous size sunny garden with patio area

Introducing an impressive opportunity to acquire a spacious and well-appointed 3-bedroom flat located in the heart of the village. Situated on the first floor, this expansive residence boasts a garden, garage, and convenient parking facilities.

Upon entering the property, one is greeted by a welcoming sitting room featuring a practical storage cupboard. Continuing through, the kitchen is thoughtfully designed with a range of units and ample space for essential appliances. Adjacent to the kitchen is a dining room.

The main bedroom of this flat is complete with an en-suite shower and a well-appointed dressing area. Additionally, two further double bedrooms are spaciously laid out to accommodate residents and guests alike.





FIRST FLOOR

Approximate Area = 1498 sq ft / 139.1 sq m

For identification only - Not to scale





Green Arbour Rectory Road, Pulborough

Council Tax band: C

Tenure: Leasehold (Approx. 115 years remaining)

Ground Rent: £150.00 per annum (TBC)

Energy Performance Certificate: E

The family bathroom exudes elegance with a charming roll top bath, with an additional separate cloakroom. There is also a very useful laundry room.

Stepping outside, a generous and sunny garden awaits, presenting a serene escape from the hustle and bustle of daily life. The patio area offers a perfect spot for outdoor relaxation and al fresco dining, making it an ideal setting to bask in the beauty of the surroundings and enjoy the fresh air.

Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24.





Henry Adams – Storrington

Henry Adams LLP, Mulberry House, 8 The Square – RH20 4DJ

01903 742535 • storrington@henryadams.co.uk • www.henryadams.co.uk/

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the