



Flat 6, Westminster House Station Road, Pulborough - RH20 1AH

Offers Over £200,000



## Flat 6, Westminster House, Station Road, Pulborough

- Convenient location
- Open plan Kitchen/Dining/Sitting room
- Security entry system
- Close to mainline station
- Elevated views
- No ongoing chain
- Two bedrooms
- Top floor apartment with South Down Views

Introducing this modern 2 bedroom flat, formerly the old NatWest Bank converted in 2017. Conveniently located for the village amenities and moments away from the mainline station. Situated at the top floor of the building, this property boasts elevated views of the picturesque South Downs.

Upon entering, you are greeted with a secure entry system ensuring peace of mind and added convenience for residents. Once inside the apartment there is a useful private entrance hall before ascending to the accommodation. The inviting open plan kitchen/dining/sitting room, perfect for modern living and entertaining guests. The space is filled with natural light, creating a warm and welcoming atmosphere.

The property features two bedrooms, providing space for residents to rest and relax. The flat is beautifully presented throughout, offering a contemporary and stylish living environment. With no ongoing chain, the process of making this property your own is straightforward and hassle-free.

Whether you are a first-time buyer, downsizer, or investor, this property offers a fantastic opportunity to own a home in a desirable area with breath taking views.

Don't miss out on the chance to make this stylish and modern flat your own.

Lease details 125 years from 27th October 2017

Ground rent: £150 per annum Service charge: On average around £200 per flat per month, this includes insurance and block management charges.



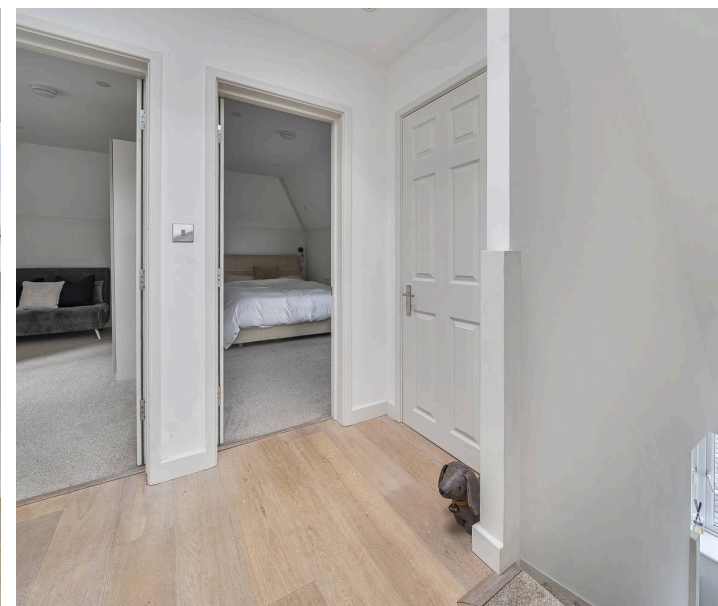
The area around Pulborough provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast. The local countryside provides numerous walks and bridle paths including the South Downs Way. Of special note is the RSPB nature reserve at Wiggonholt Brooks. Pulborough has rugby, bowls and cricket clubs, where there are leisure centres at Storrington and Billingshurst. There is a main line railway station with links to London Victoria and the South Coast. Schooling locally is St Mary's C of E aided primary school and secondary school is The Weald School in Billingshurst.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

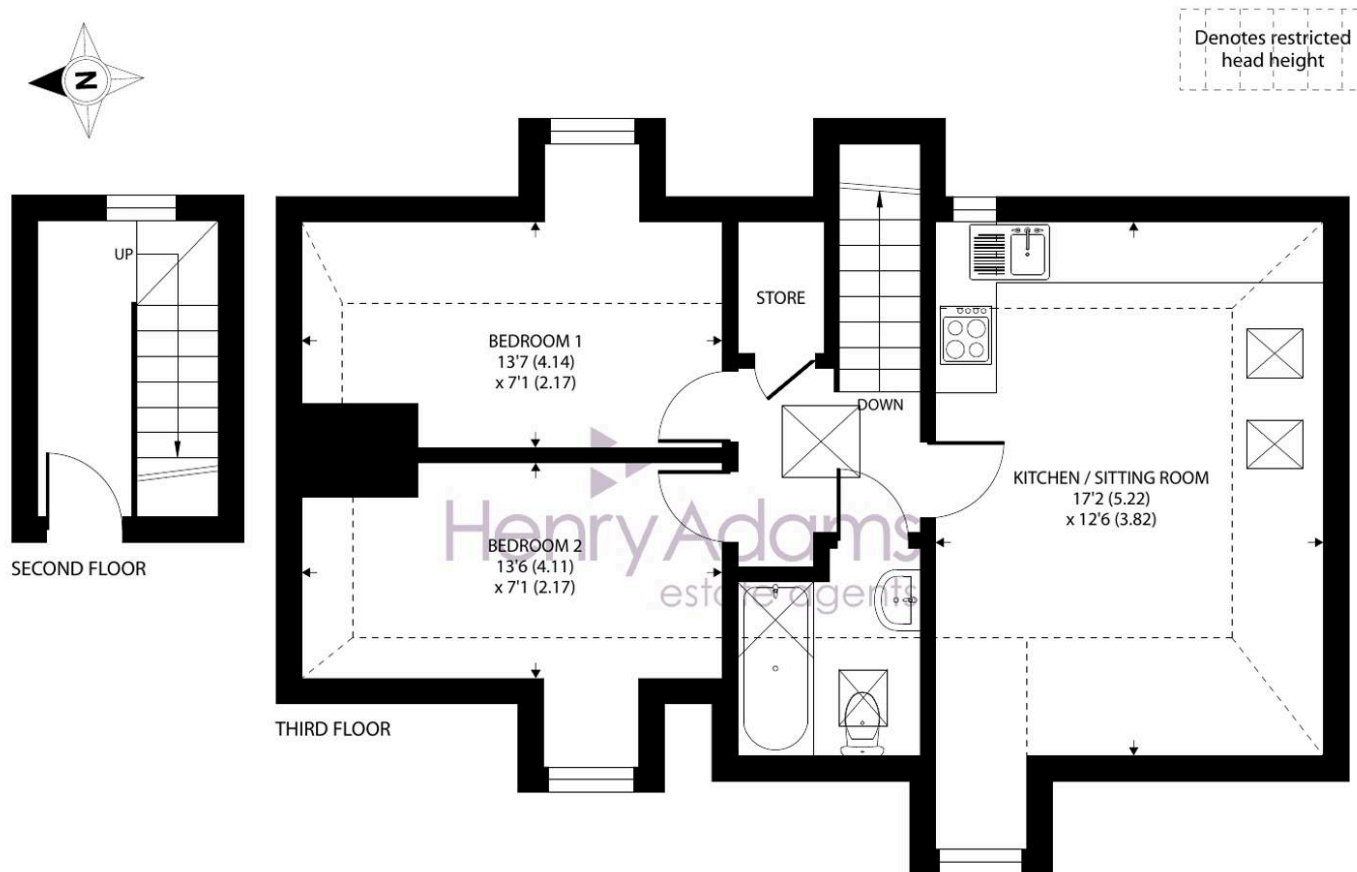
EPC Environmental Impact Rating: B











Approximate Area = 446 sq ft / 41.4 sq m  
 Limited Use Area(s) = 176 sq ft / 16.3 sq m  
 Total = 622 sq ft / 57.7 sq m  
 For identification only - Not to scale



## Henry Adams - Storrington

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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 operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.