



9 Herons Rye Off Lower St Pulborough West Sussex RH20 2DL

**Comyn
& James**
Town and Country Homes



Guide Price: £215,000

Boasting wonderful, far reaching panoramic views towards the South Downs - a delightful top floor apartment with private Car Port in a small purpose built block in the heart of the village. Good access to shops, amenities, walks to the RSPB and mainline station.

Communal Hall | Entrance Hall | Sitting Room with Dining Area | Kitchen | 2 Bedrooms | Bathroom

Car Port | 2nd (Top) Floor Apartment

Access to Village Shops, Village Hall, Library, Mainline Station and Country Walks

UPVC Tilt and Turn Windows |

Outstanding Panoramic Views South to the Downs



At the rear of the block off a private road (Little Dippers) is a flight of 18 steps leading to a terrace and the front door to the block.

Communal Entrance Hall : Stairs to first and second floors.

Entrance Hall : Range of built-in storage cupboards ,

built-in cupboard with space and plumbing for washer/dryer with pressurized hot water cylinder.

Sitting Room with Dining Area : 18' x 12' 2 (5.49m x 3.72m) : Wonderful panoramic views across Little Dippers towards the Wild Brooks and The South Downs. Wide window seat with hidden storage, 2 ceiling light points, glazed hall panel and door to hall. TV and telephone points.

Kitchen : 9' 1 x 8' 8 (2.78m x 2.64m) : Comprising a range of fitted kitchen units with wall and base units with spaces for cooker, dishwasher and fridge. Range of work tops with stainless steel double bowl sink unit and a breakfast bar. Corner concealed cupboard housing Elvaco heating air exchange unit and corner access to pipework. Underfloor electric heating, westerly views and light point. Television point.



Bedroom 1 : 12' 2 x 8' 11 (3.71m x 2.73m) : Far reaching southerly views towards the South downs, range of wardrobes, telephone point and light point.

Bedroom 2 : 9' 11 x 9' (3.04m x 2.75m) : Superb panoramic views towards The South Downs, light point. Telephone point.



Bathroom : Comprising white suite of bath with shower and folding screen featuring wall controls, WC with concealed cistern and hand wash basin with vanity unit and heated mirror. Tiled walls, inset feature glass blocks, electric heated towel rail and light point. Underfloor heating.

Outside

Car Port : Beneath the block are the car ports with No 9 situated to one end.

Access is off Lower St into Rivermead and then into Little Dippers (a private road with a Residents' Association).

Energy Performance Certificate



9, Herons Rye, Little Dippers, PULBOROUGH, RH20 2DL

Dwelling type: Top-floor flat
Date of assessment: 17 January 2018
Date of certificate: 18 January 2018
Reference number: 6458-7629-5230-3503-7596
Type of assessment: RdSAP, existing dwelling
Total floor area: 62 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

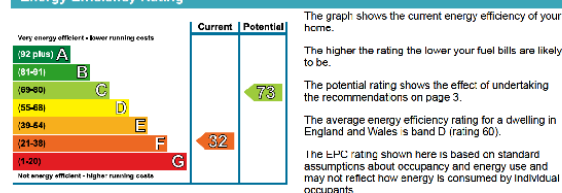
Estimated energy costs of dwelling for 3 years:	£ 4,524
Over 3 years you could save	£ 2,889

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 153 over 3 years	 You could save £ 2,889 over 3 years
Heating	£ 3,714 over 3 years	£ 1,092 over 3 years	
Hot Water	£ 564 over 3 years	£ 390 over 3 years	
Totals	£ 4,524	£ 1,635	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



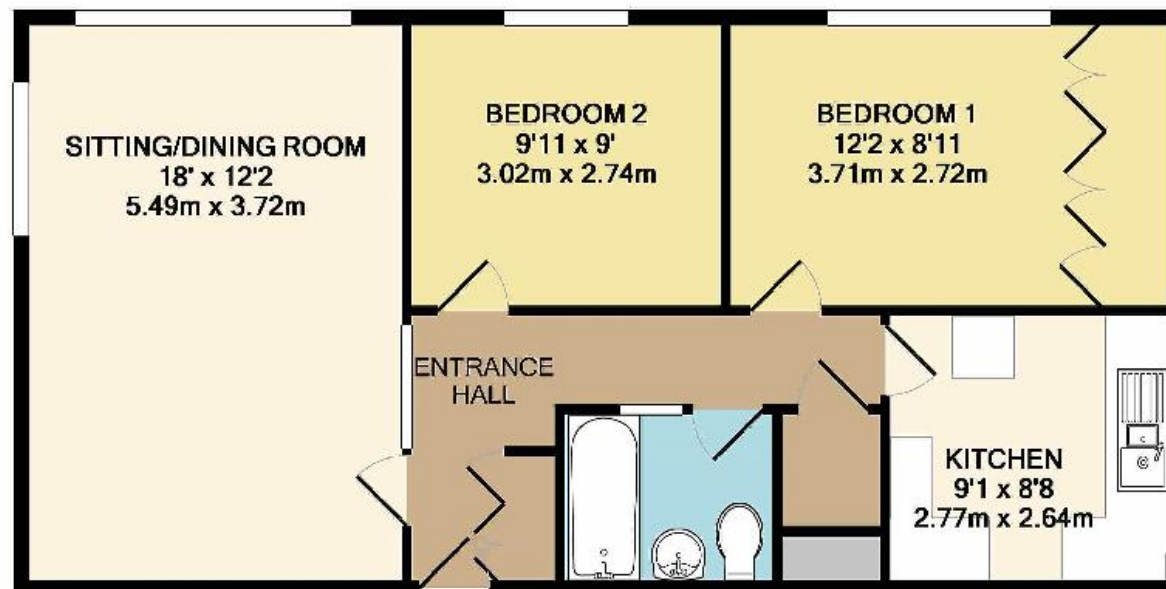
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 1,197	✓
2 Cavity wall insulation	£600 - £1,500	£ 765	✓
3 Low energy lighting for all fixed outlets	£25	£ 66	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale.
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Leasehold : 150 years from 1973.

Maintenance Charge : £1200 (to be confirmed)

Ground Rent : £ 36 p.a.

Building Insurance : Apx £450 pa (to be confirmed)

Council Tax Band : C

Situation : Pulborough village is on the northern edge of the South Downs National Park. The river Arun runs beside the village with the Wild Brooks beyond giving wonderful rural views.

Pulborough mainline station has services to Gatwick and London (Clapham Junction and Victoria Station-approximately 80 minutes) and to the south coast including Chichester.

Local amenities include a popular primary school in the village (with a secondary school at Billingshurst), several churches, Tesco and Sainsbury stores and a wide range of smaller shops and services including library, hairdressers, restaurants and pubs. Local sporting facilities include cricket, rugby, football, bowling, golf clubs, tennis, squash and gliding.

CJ 27.9.18



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