



Price Range £240,000 - £260,000

Arun Prospect, Station Road, Pulborough

MARTIN LUNDY
ESTATE AGENTS



Arun Prospect, Station Road, Pulborough, RH20 1AL

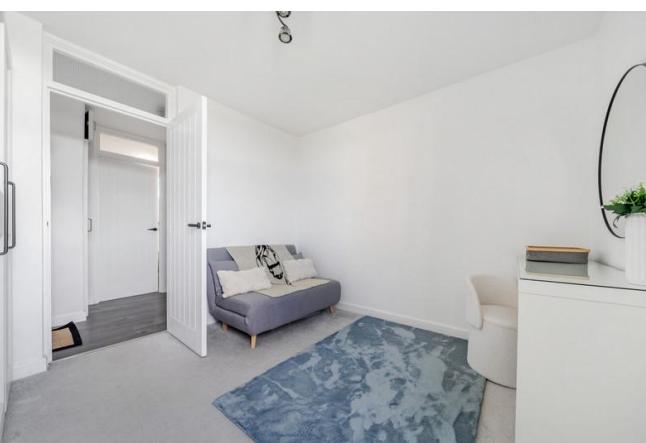
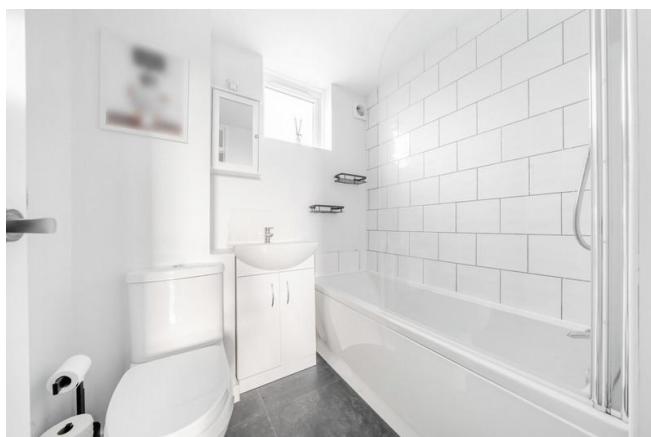


With far reaching views over the River Arun to the beautiful South Downs beyond, this two double bedroom ground floor apartment offers bright and airy living space in a wonderful location.

Slightly elevated above ground level, the property features a recently installed decked seating area with steps down to the large communal garden. This is a wonderful space to relax with family, friends and neighbours, especially in the summer. The riverside location is very relaxing. The current owners have refurbished the flat over the last 18 months or so, adding a smart new kitchen with integrated appliances and a combi boiler, a lovely white bathroom suite and new flooring, doors and redecoration throughout. Both bedrooms are good doubles and have lovely views to the rear. There's a carport in a nearby block and plenty of onroad parking around the development.

Situated on the edge of the village, the property is very well placed for commuters, only a couple of minutes from Pulborough mainline railway station, with direct routes to London and Gatwick. There are a number of bars and eateries close by, with shopping and all local amenities within a mile or so.

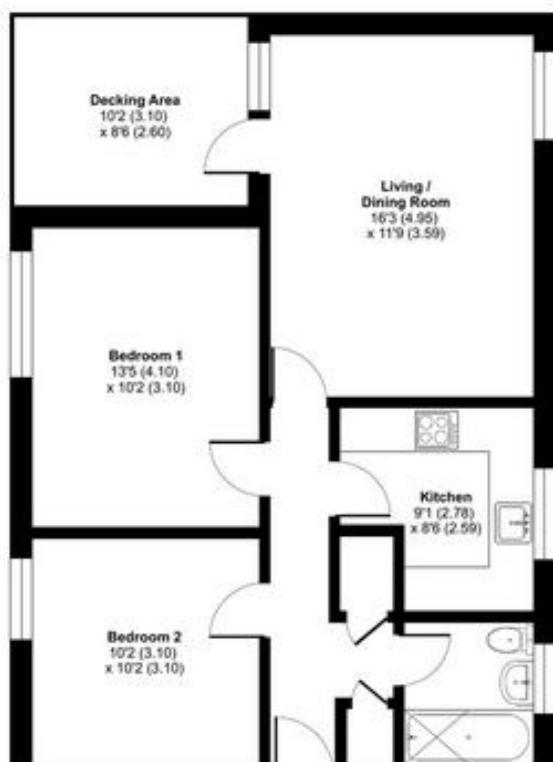
The share of freehold, long lease and lack of ground rent makes this a great first time or investor purchase and the location also lends itself well to being used as a 'lock up and leave' type home.



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Approximate Area = 643 sq ft / 59.7 sq m (excludes carport)

For identification only - Not to scale



GROUND FLOOR

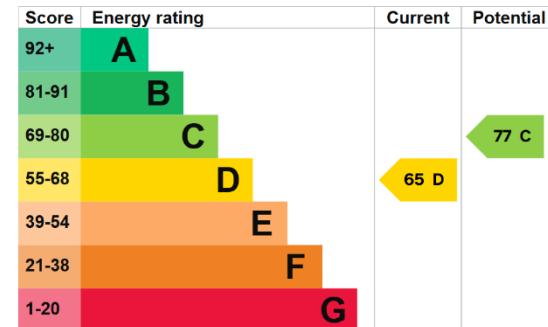


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Cirtechcom 2006.
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Energy Performance Certificate

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.



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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.