Flat 7, Beverley Court Skeyne Drive, Pulborough - RH20 2BD

In Excess of **£199,950**

Henry Adams
estate agents

Flat 7, Beverley Court, Skeyne Drive, Pulborough

- No ongoing chain
- Two double bedrooms with built in wardrobes
- Within easy walking distance of the amenities
- Walking distance to Pulborough train station
- Communal gardens
- Beautiful views of the South Downs
- Sitting/dining room with Balcony
- Bathroom with separate WC

This well-presented two-bedroom flat offers an excellent opportunity for first-time buyers, investors, or those seeking a convenient pied-à-terrae in the heart of Pulborough. Situated within easy walking distance of local amenities and Pulborough train station, the property provides a perfect blend of comfort and accessibility. The flat is offered with no ongoing chain, ensuring a straightforward and efficient purchase process. The accommodation comprises two generous double bedrooms, each featuring built-in wardrobes for ample storage. The spacious sitting and dining room is filled with natural light and enjoys direct access to a private balcony, where residents can relax and take in the beautiful views of the South Downs. The kitchen is well-appointed and practical, while the bathroom is complemented by a separate WC, adding to the overall convenience. Thoughtfully designed, the flat provides a welcoming and functional living space with plenty of scope for personalisation.

The property benefits from access to well-maintained communal gardens, providing a peaceful retreat for residents to enjoy the outdoors. The gardens offer a pleasant setting for relaxing, socialising, or simply appreciating the surrounding greenery. The balcony, accessed from the sitting/dining room, is an ideal spot for morning coffee or evening drinks, with far-reaching views across the picturesque South Downs countryside. The development is set back from the road, offering a sense of privacy and tranquillity while remaining close to all local facilities. Ample parking is available for residents and visitors (subject to availability), and the communal areas are regularly maintained to a high standard. With its combination of attractive outside space, stunning views, and a highly convenient location, this property represents a rare opportunity to enjoy the best of village living in Pulborough. Early viewing is highly recommended.

935 years remaining on lease
Ground Rent: £5.00 per annum

Service Charge: £2065.22 (£1032.61 payable twice a year)

Estate Charge: £229.61 per annum

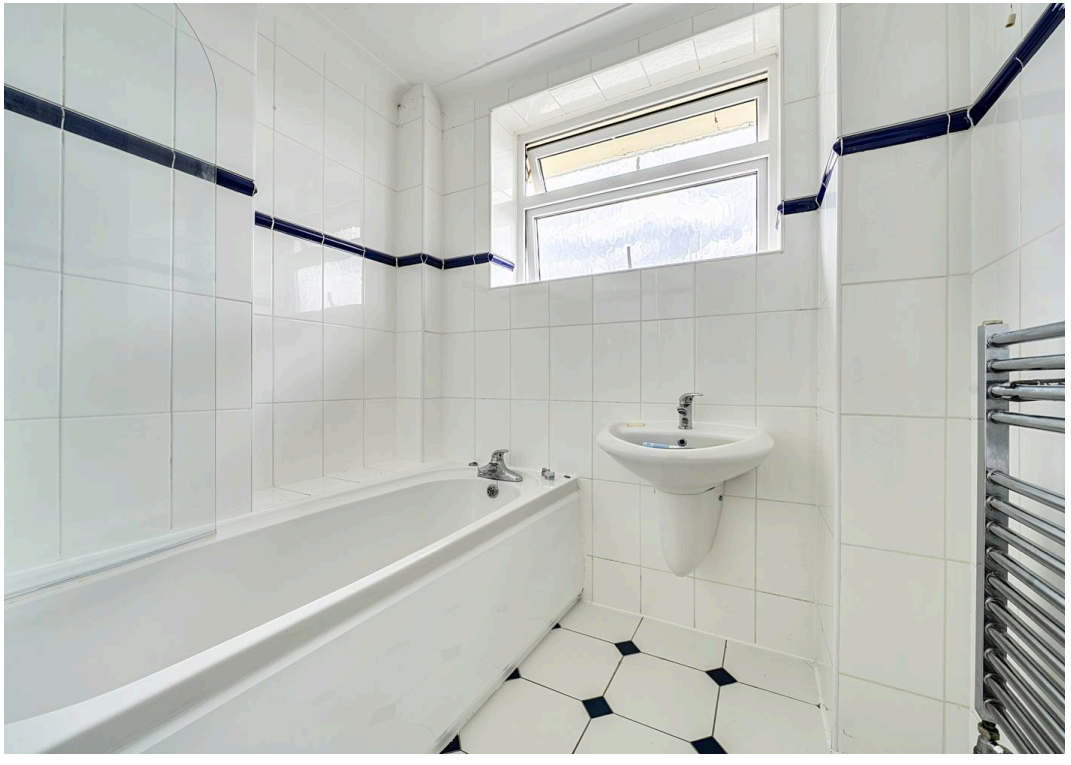
Pulborough is a well appointed village with main line railway station accessing London Victoria, London Bridge along with the South Coast. There are bus stops nearby. In close proximity are Tesco and Sainsburys and a number of independent businesses and shops. There is a good selection of well-regarded schools in the area, including St Mary's C of E Primary School in Pulborough and The Weald School in Billingshurst for secondary education. Other nearby options include West Chiltington Primary School, Midhurst Rother College and Steyning Grammar School. The surrounding area offers a wealth of charming towns and cultural attractions. The historic market town of Arundel is renowned for its striking Arundel Castle and impressive Arundel Cathedral, alongside the nearby Arundel Wetland Centre. The town also hosts a popular annual festival and offers a variety of independent shops, restaurants and a museum. The picturesque town of Petworth is home to the renowned Petworth House and its beautiful deer park, as well as a respected museum and art gallery. Petworth is particularly well known for its antiques trade, independent boutiques and excellent dining options. In Midhurst, attractions include the historic Cowdray Ruins and the prestigious Cowdray Park Polo Club. The town also provides access to scenic South Downs walks and retains a traditional market town feel. The coastal town of Worthing offers a classic seaside lifestyle, with its beach, promenade and a wide range of leisure facilities including bowling, a cinema, museum, shopping and restaurants. Finally, the vibrant town of Horsham provides an excellent selection of shopping, dining and entertainment options, including a cinema and museum, making it a convenient hub for everyday amenities.

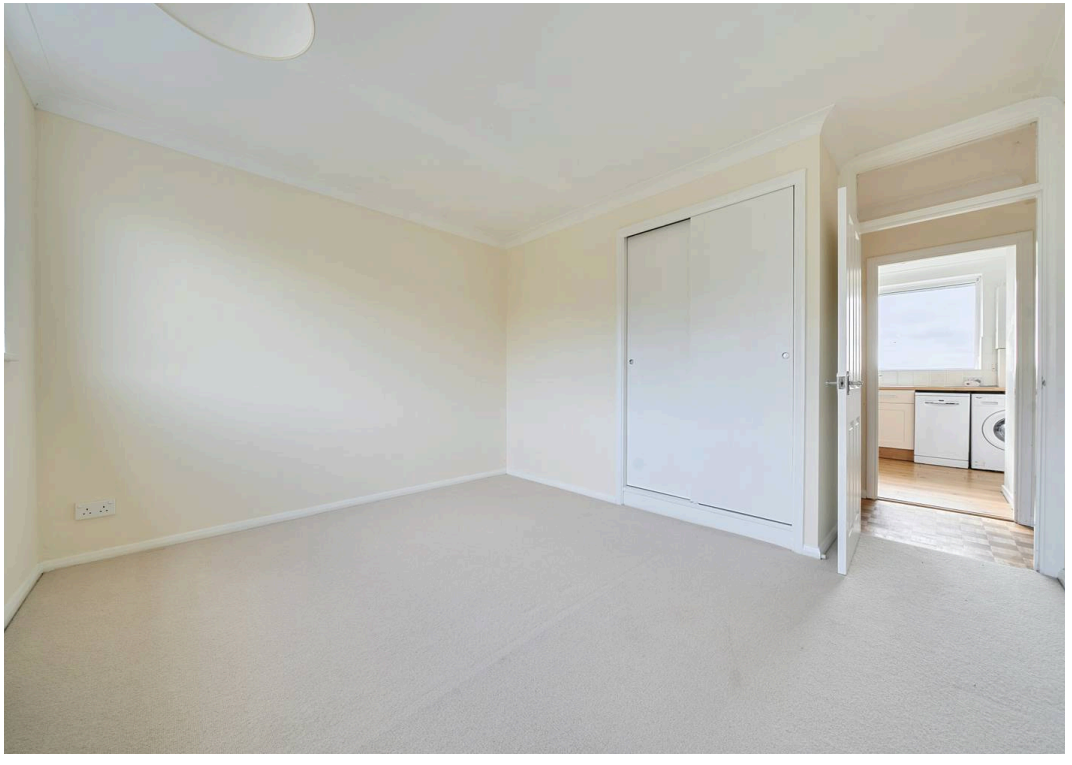
Council Tax band: C

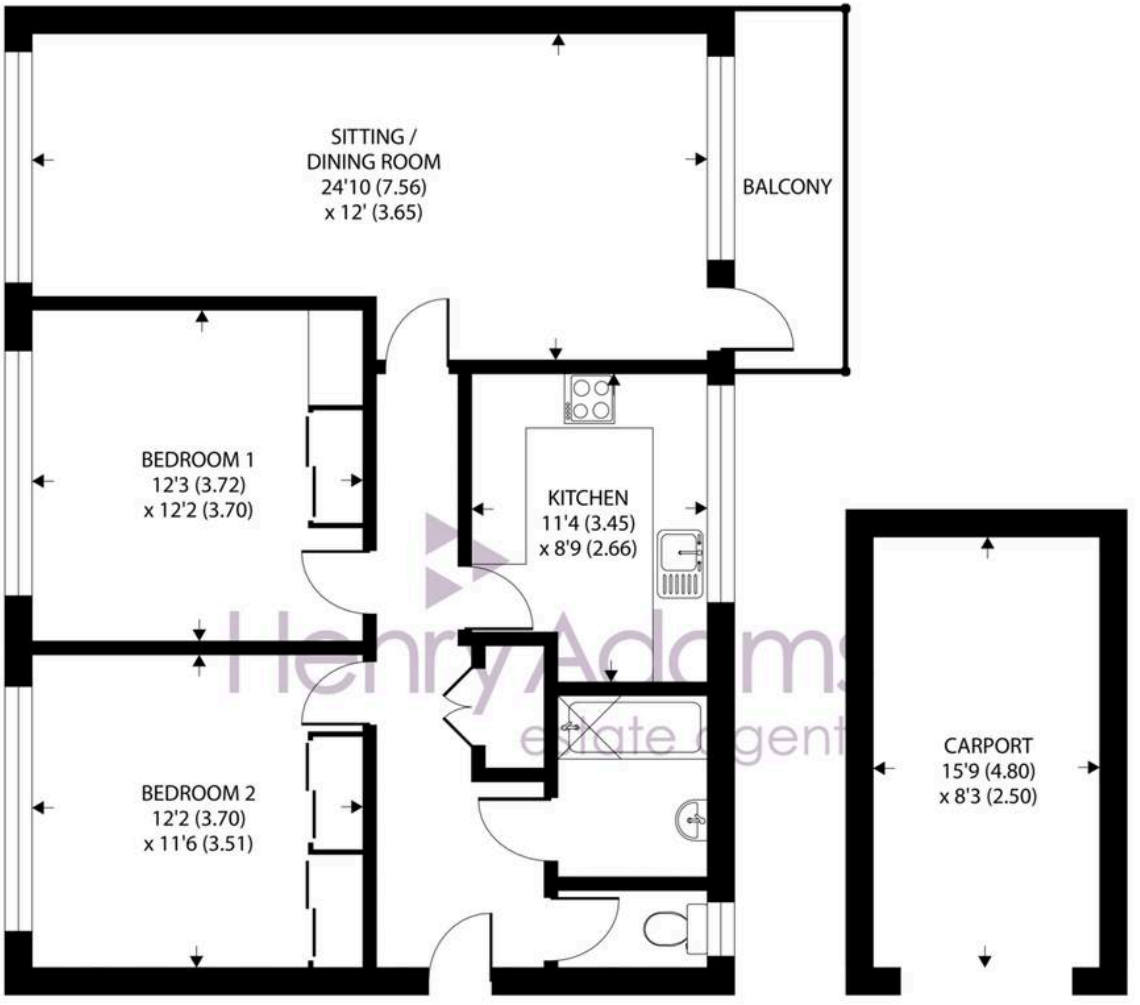
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







SECOND FLOOR

NOT SHOWN IN ACTUAL LOCATION

Approximate Area = 852 sq ft / 79.1 sq m

For identification only - Not to scale

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 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.