



Price Range £240,000 - £260,000

Arun Prospect, Station Road, Pulborough

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## Arun Prospect, Station Road, Pulborough, RH20 1AL

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

Slightly elevated above ground level, the property features a lovely balcony overlooking the large communal garden. This is an excellent space to relax with family, friends and neighbours, especially in the summer. The riverside location is very relaxing and we are told that the property has mooring rights. The current owner has refurbished the flat over the last five years, updating elements of the kitchen as well as installing a smart new shower room in 2025, which nicely complements the new flooring, doors and redecoration throughout. The white goods are included in the sale. The two larger bedrooms are good doubles and have lovely views to the rear, plus fitted wardrobes. The third bedroom is a single and would alternatively make a useful space to work from home. There's a carport in a nearby block and plenty of onroad parking around the well maintained development, plus a communal drying area.



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. Lovers of the great outdoors will appreciate the nearby slipway for launching kayaks.

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.



## Arun Prospect, Station Road, Pulborough, RH20

Approximate Area = 739 sq ft / 68.6 sq m (excludes store and carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © n3recom 2025. Produced for Lundy-Lester Ltd. REF: 1433070

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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