



Price Range £210,000 - £220,000

Lower Street, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Lower Street, Pulborough RH20 2AG

With 700sq ft of living space, this really well proportioned first floor flat overlooks Lower Street to the front and has a view towards the South Downs to the rear. All local amenities are within walking distance, including a range of shops, bars, cafes, takeaways and restaurants. Pulborough's mainline railway station is a little over half a mile away and has direct routes to London and Gatwick. There are two supermarkets in the village, plus the River Arun for kayaking and paddle boarding, plenty of green spaces and wonderful walks almost from the front door.

The mature building has a communal entrance hallway to the front and a large parking area to the rear. A garage provides useful additional storage. The living / dining room has a Juliet balcony and plenty of space to relax or to socialise with family and friends. The kitchen has a glimpsed view to the side and the shower room was replaced in 2024 by the current owner. They added a new combi boiler in 2025, making this a really economical home to run. Both bedrooms have built in cupboards and are doubles, the second being currently used as a home office.

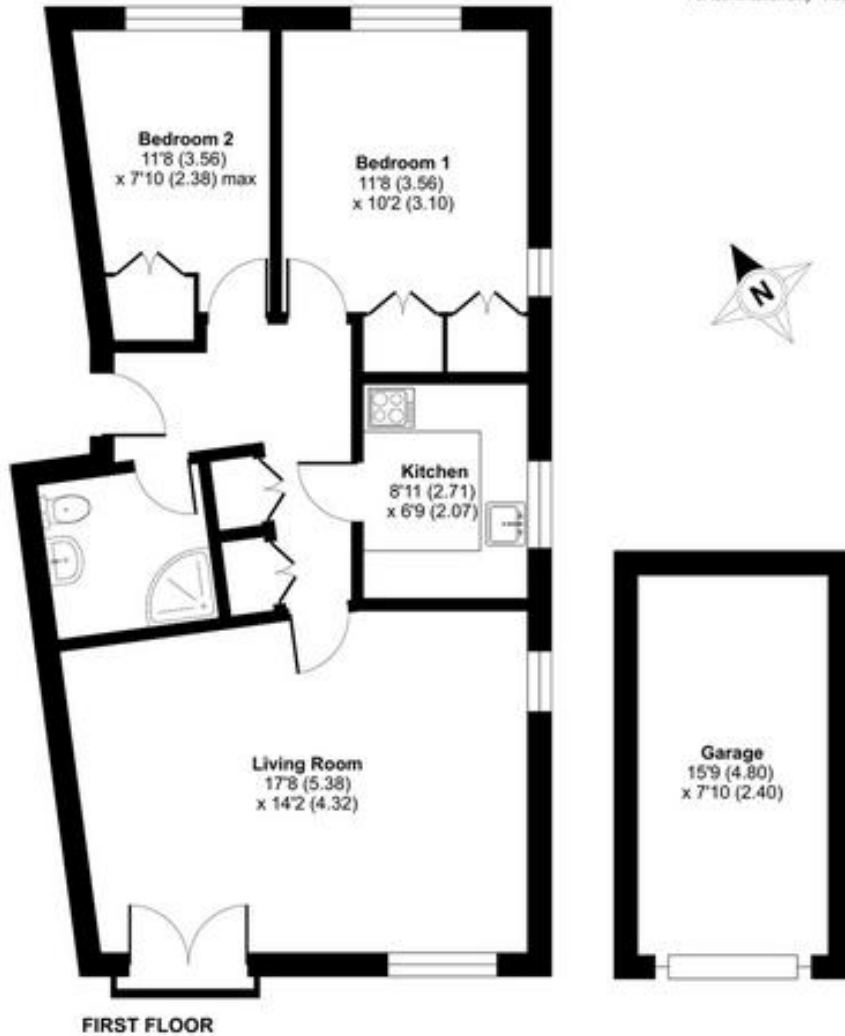




Lower Street, Pulborough, RH20

Approximate Area = 701 sq ft / 65.1 sq m
 Garage = 124 sq ft / 11.5 sq m
 Total = 825 sq ft / 76.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©iStockphoto 2026. Produced for Lundy-Lester Ltd. REF: 1448505

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.