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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.

12 Nursery Rise

Thakeham, Pulborough

- Premium two double bedroom top floor apartment
- Offered with no forward chain
- Excellent sized light and airy lounge/kitchen
- Picturesque views from lounge
- Ensuite to master bedroom
- Allocated parking space and bicycle storage
- 999 year lease from 2023
- Service charge approx £1500 pa. Ground rent approx £150 pa
- Council Tax band C
- EPC Rating B

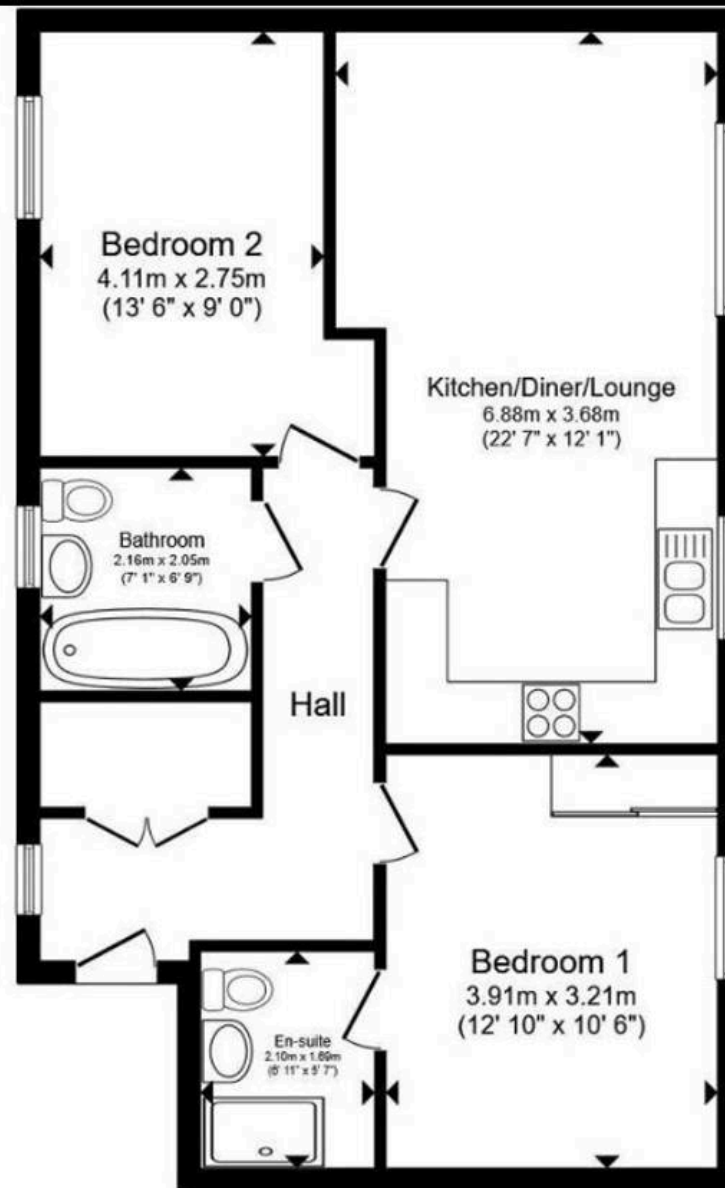
This premium two double bedroom top floor apartment is presented to the market with no forward chain, offering an ideal opportunity for both homeowners and investors alike. The property features an excellent sized lounge/kitchen, which is light and airy, and provides picturesque views from the comfort of the main living space.

The master bedroom benefits from a stylish ensuite, while the second double bedroom is equally well-proportioned and serviced by a contemporary main bathroom. The apartment is finished to a high standard throughout, with modern fittings and a thoughtful layout that maximises space and natural light. Additional features include an allocated parking space and secure bicycle storage, ensuring convenience for residents. The property is offered with a 999 year lease from 2023 (service charge approximately £1,500 per annum and ground rent approximately £150 per annum). With a Council Tax band C and an impressive EPC rating of B, this apartment combines energy efficiency with low ongoing costs.

Ideally situated for access to local amenities and transport links, this superb flat represents a rare opportunity to acquire a high-quality home in a sought-after location. Early viewing is highly recommended to appreciate all that this exceptional apartment has to offer.







Total floor area 68.8 m² (741 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io