



12 Pulborough Way, Felpham, West Sussex PO22 6QR



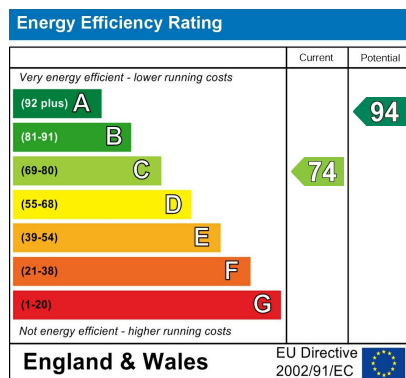


12 Pulborough Way,
Felpham, West Sussex PO22 6QR

£1,400 Per Month



- Modern mid-terrace house
- 2 Bedrooms
- Garage in block
- Easy access to transport links
- Open plan kitchen/living room
- Attractive Garden
- Close to local amenities



Entrance Hall

with stairs to first floor and under stair storage cupboard.

Open Plan Living Room

A light bright room benefitting from large windows and patio doors that open onto the garden. The room benefits from neutral walls and wood-effect flooring, creating a versatile and airy space. Open plan to:

Kitchen

The kitchen is thoughtfully designed with a modern layout, featuring soft grey cabinetry topped with warm wooden work surfaces. Lamona single oven. Integral fridge and freezer. Gas hob with extractor over. Slimline Zanussi dishwasher. Space and plumbing for washing machine.

Bedroom 1

This comfortable bedroom with its soft grey carpet and fresh white walls. It is well-lit by two windows, and includes a built-in wardrobe with hanging rail and shelves.

Bedroom 2

A second bedroom featuring a similar scheme of white walls and plush grey carpeting.

Bathroom

The family bathroom is fitted with a classic white suite including a bath, pedestal basin, and WC. There is a shower over bathroom with curtain rail and curtain. A cupboard houses the gas fired boiler.



Rear Garden

The rear garden is a delightful outdoor space combining a well-maintained lawn with a sizeable decked area. There is a back gate which allows walking access to the single garage in a block nearby.

Garage

A single garage with up and over door.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, GL & Co. Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

NOTES 1. All measurements shown in these particulars are approximate. 2. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check information. Do so, particularly if you are contemplating travelling some distance to view the property. 3. The mention of any appliance and/or services in these particulars does not imply that they are in full and efficient working order. GL & Co Estate Agents., for the vendor property whose agents they are, give notice that: 1. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2. no person in the employment of or agent of or consultant to GL & Co. has any representation or warranty whatever in relation to this property.

Some of the marketing images have been digitally enhanced using AI to add furniture and styling for illustrative purposes. These images are intended to help showcase the potential of the space, and the property is offered unfurnished unless otherwise stated





To arrange a viewing call us on 01903 744166 or email lettings@glproperty.co.uk

View online at www.glproperty.co.uk





To arrange a viewing call us on 01903 744166 or email lettings@glproperty.co.uk

View online at www.glproperty.co.uk



Agent note and the vendors/landlords of this property, whose agents they are, give notice that: 1. Our particulars are for guidance only and are intended to give a fair overall summary of the property. 2. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. 3. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. 4. 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.

To arrange a viewing call us on 01903 744166 or email lettings@glproperty.co.uk

View online at www.glproperty.co.uk

