



OAKFIELD



Station Road, Pulborough, RH20 1GE

£1,450 Per Calendar Month



## Station Road, Pulborough, RH20 1GE

Available for occupation from mid-March is this newly developed building comprising a selection of exclusive new homes.

The development consists of eight flats in total, including seven two-bedroom apartments (some benefiting from en-suite facilities to the principal bedroom) and one one-bedroom apartment.

Situated on the first floor, this particular flat offers modern and convenient living throughout. Upon entering, you are welcomed by a spacious hallway leading to a bright open-plan living and kitchen area. The newly fitted contemporary kitchen features integrated appliances including a fridge/freezer, washer/dryer and dishwasher, along with an electric oven and hob.

The living area benefits from double doors opening onto a private balcony a delightful addition to enjoy during the spring and summer months.

The principal bedroom is a generous double room with the added benefit of an en-suite bathroom comprising a bath with overhead shower and WC. There is a second bedroom and a separate main bathroom fitted with a shower cubicle, wash hand basin and WC.

The bedrooms are laid to carpet, while the entrance hall and open-plan kitchen/living area feature wooden flooring throughout. The property is heated via electric heating.

Externally, there is allocated parking for one vehicle. The property is conveniently located just a five-minute walk from Pulborough mainline train station, offering direct links to Brighton and London Victoria.





### Open Plan living area

17'0" x 15'9" (5.2 x 4.81)

### Bedroom One

15'9" x 10'0" (4.82 x 3.05)

### En-Suite

7'0" x 5'1" (2.15 x 1.55)

### Bedroom Two

13'3" x 9'3" (4.04 x 2.83)

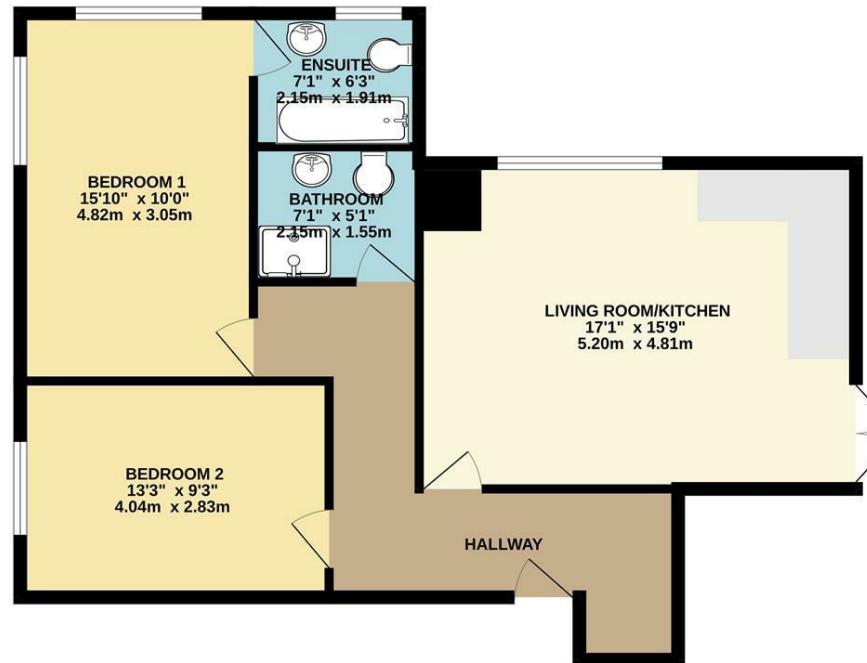
### Bathroom

7'0" x 5'1" (2.15 x 1.55)



## Floor Plan

GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.

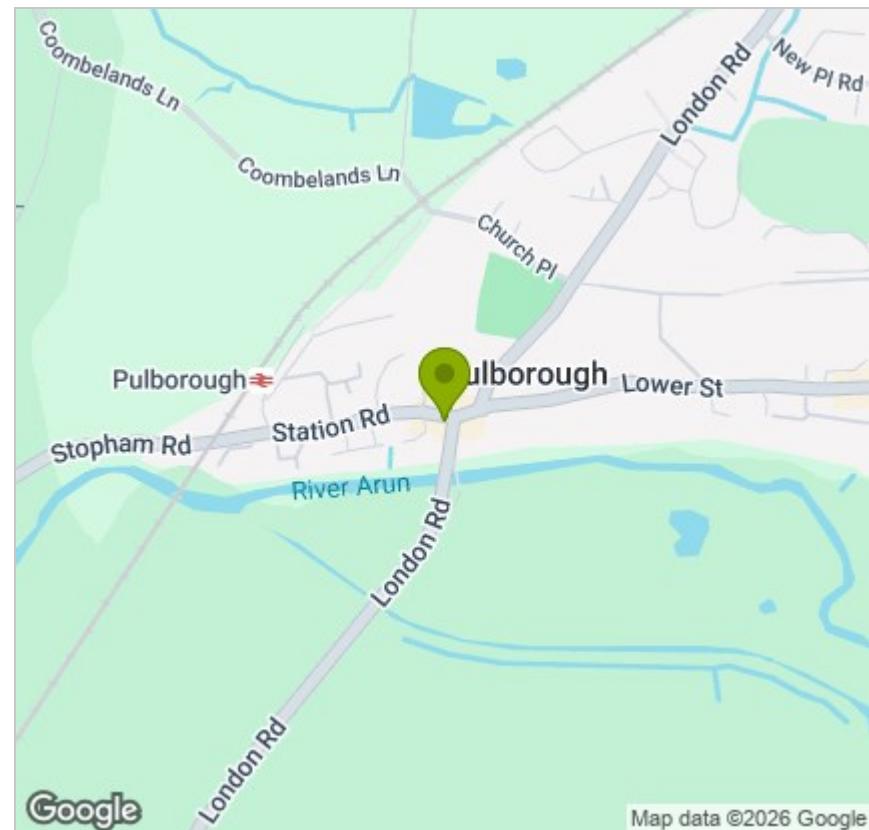
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and should not be relied upon as being accurate in any way. Prospective purchasers should make their own arrangements to inspect the property and seek advice as to their operability or efficiency can be given.

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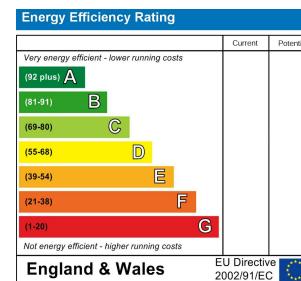
## Viewing

Please contact us on 01273 474101  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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