



Price Range £115,000 - £125,000

Riverside Court, Station Road, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Riverside Court, Station Road, Pulborough, RH20 1RG

Situated on the top floor, this two bedroom retirement apartment in the popular Riverside Court development features plenty of built in storage, feels light and bright and is only a moment or two on foot from Pulborough railway station, which has direct routes to London and Gatwick, making this a great 'lock up and leave' type home, perfect for jetting off on holiday. There are stunning, far reaching views over the River Arun towards the South Downs and these views change almost hourly and are absolutely beautiful.

The sociable residents lounge on the first floor has a kitchen area plus a balcony overlooking the communal garden and is a lovely place to relax with friends and neighbours. The large ground floor laundry room is really useful, as is the guest suite which may be rented when friends or family wish to stay overnight. The House Manager helps to maintain a warm and friendly, welcoming environment and there is a lift to all floors, for easy access. The beautiful south facing communal garden offers space to sit and chat with new friends. If buying as a single person, you must be aged 60 or over. As a couple, one of you must be over 60 but the other could be as young as 55.

The newly fitted kitchen features high specification appliances and opens onto the living / dining room with plenty of space for a sofa and armchair plus dining table and chairs. Both bedrooms are doubles, have mirror fronted wardrobes and share the same stunning views. The second bedroom is currently used a study but would also make a very nice formal dining room.

There are two supermarkets in the village, plus a large medical centre, dentists, library and an active village hall. A choice of independent and specialist shops will be found within a few minutes walk, plus bars, cafes, a bakery, takeaways and restaurants.

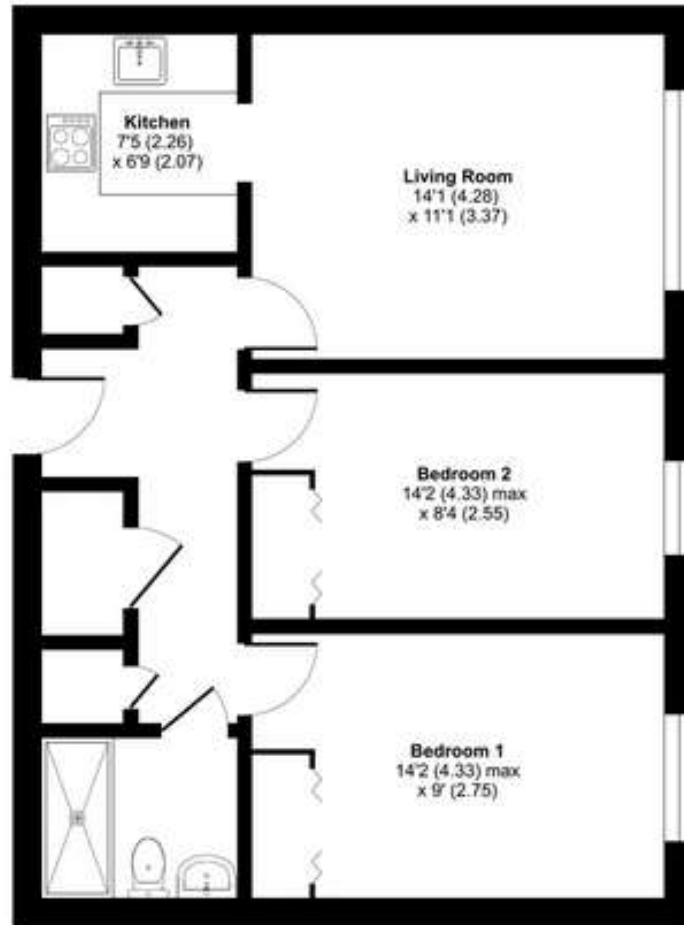




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Approximate Area = 624 sq ft / 57.9 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © myhome 2025. Produced for Lundy-Letter Ltd. REF: 1438755



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	81	83
(69-80) C		
(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.