



Flat 3, Kyneton Lodge, 61 Lower Street, Pulborough, West Sussex RH20 2GB





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£995 Per Month



- Spacious 1-bedroom flat
- Spacious reception room
- Convenient Lower Street location
- Easy access to transport links
- Quiet Pulborough setting
- Charming older property
- Modern bathroom fittings
- Close to local amenities
- Ideal for singles or couples
- Viewing highly recommended

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

Kitchen Open-plan kitchen/dining area with integrated appliances including an electric oven, gas hob, and extractor hood. Freestanding appliances comprise a Beko washer/dryer, Beko slimline dishwasher, and a new upright fridge/freezer.

Reception 1

Bedroom 1 Double bedroom with walk in dressing area and ensuite bathroom

Ensuite Bathroom Large bathroom with shower over bath and glass shower screen

Parking for 1 car plus visitor spaces

SERVICES All mains are connected.

COUNCIL TAX Band - B Please contact Horsham District Council on (01403) 215100

VIEWING Strictly by appointment: 01903 744166

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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.



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

View online at www.glproperty.co.uk



1 bed property available in Pulborough (79252)-[price], please call GL & Co on 01903 744166

Spacious One Bedroom First Floor Apartment | Allocated Off-Road Parking | Within Walking Distance of Mainline Station A well presented second floor one bedroom apartment in Pulborough with allocated off-road parking and within walking distance of the mainline station and other amenities. Accommodation comprises of Entrance Hall, Open Plan Sitting/Dining Room and Kitchen, Bedroom with Walk-in Wardrobe and Ensuite Bathroom. Externally there is a car park offering allocated parking for one vehicle as well as visitor spaces. Council tax band: B EPC Rating: C Unfurnished Deposit £1148

Open Plan Living Room and Kitchen

This bright and airy room combines a spacious living area with an open-plan kitchen. The living space is carpeted and features large windows that let in plenty of natural light. The kitchen area has tiled flooring and is fitted with light wood cabinets, offering ample storage. It includes integrated appliances such as a gas hob with an extractor hood, an oven, a washing machine, and a dishwasher. A breakfast bar provides a casual dining spot, making this room ideal for both relaxing and entertaining.

Bedroom

This comfortable bedroom features a large bay window that fills the room with natural daylight. It is neutrally decorated with carpeted flooring, a ceiling rose, and a pendant light, creating a warm and inviting atmosphere. There is ample space for furniture, and the room benefits from a built-in storage cupboard for added convenience.

Bathroom

This bathroom is finished with pale tiles and includes a white suite with a curved panel bath fitted with a shower over and a folding screen. There is a wash basin set in a vanity unit providing storage underneath, and a close-coupled toilet. The room also includes a radiator and a frosted window to the outside, maintaining privacy while allowing natural light in.



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