



8 Brook House, 59 Lower Street, Pulborough, West Sussex RH20 2AG



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Guide Price £220,000 Leasehold



- Spacious two-bedroom flat
- Two double bedrooms
- Close to local amenities
- Newly redecorated interior
- Large open-plan living/dining
- Near transport links

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

DIRECTIONS

What3words///golden.happier.golf

THE PROPERTY

Nestled in the charming village of Pulborough, this newly redecorated two-bedroom flat on Lower Street offers a delightful blend of comfort and convenience. With brand-new carpets throughout, the flat exudes a fresh and inviting atmosphere, making it an ideal home for individuals or small families.

The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom is designed for both functionality and comfort, ensuring a pleasant experience for residents. The separate kitchen is perfect for those who enjoy cooking, while the large open-plan living and dining area creates a welcoming space for entertaining guests or enjoying quiet evenings at home.

OUTSIDE

Situated in a prime location, this flat is just a stone's throw away from local amenities, including shops, cafes, and parks, making daily errands a breeze. Additionally, excellent transport links are nearby, providing easy access to surrounding areas and beyond.

This flat is not just a place to live; it is a wonderful opportunity to embrace the vibrant community of Pulborough.

LEASE DETAILS

Lease: 90 years remaining. End date 31st October 2116

Service Charge: £1,900 per annum. Paid quarterly, circa £475 per quarter.



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SITUATION

Pulborough is a large village on the northern bank of the River Arun with a good variety of local shops including butchers, hairdressers, a florist, public library, dentists, a Primary Health Care Centre, a Tesco store and Sainsbury's. The village has a primary school (St Mary's) and The Weald secondary school is at Billingshurst. There are also three churches, several pubs and a hotel. The mainline railway station at Pulborough is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29 and A283 cross at Pulborough.

SPORTING AND RECREATION

The area around Pulborough provides a wide range of sporting and recreational facilities with the West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at Parham, theatres at Chichester, Horsham and Worthing and sailing centres on the coast at Bosham and Chichester. There are some excellent pubs in and around Pulborough, many steeped in history. The local countryside provides numerous walks and bridle paths including the renowned South Downs Way. Of special note is the large RSPB nature reserve at Pulborough Brooks. Pulborough has rugby, bowls, and cricket clubs, and there are leisure centres at Storrington and Billingshurst.

SERVICES

All mains are connected.

According to Ofcom for this address Superfast broadband is available.

Highest download speed is 80 Mbps.

COUNCIL TAX

Council Tax Band C

Please contact Horsham District Council on (01403) 215100

IN THE KNOW

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VIEWING

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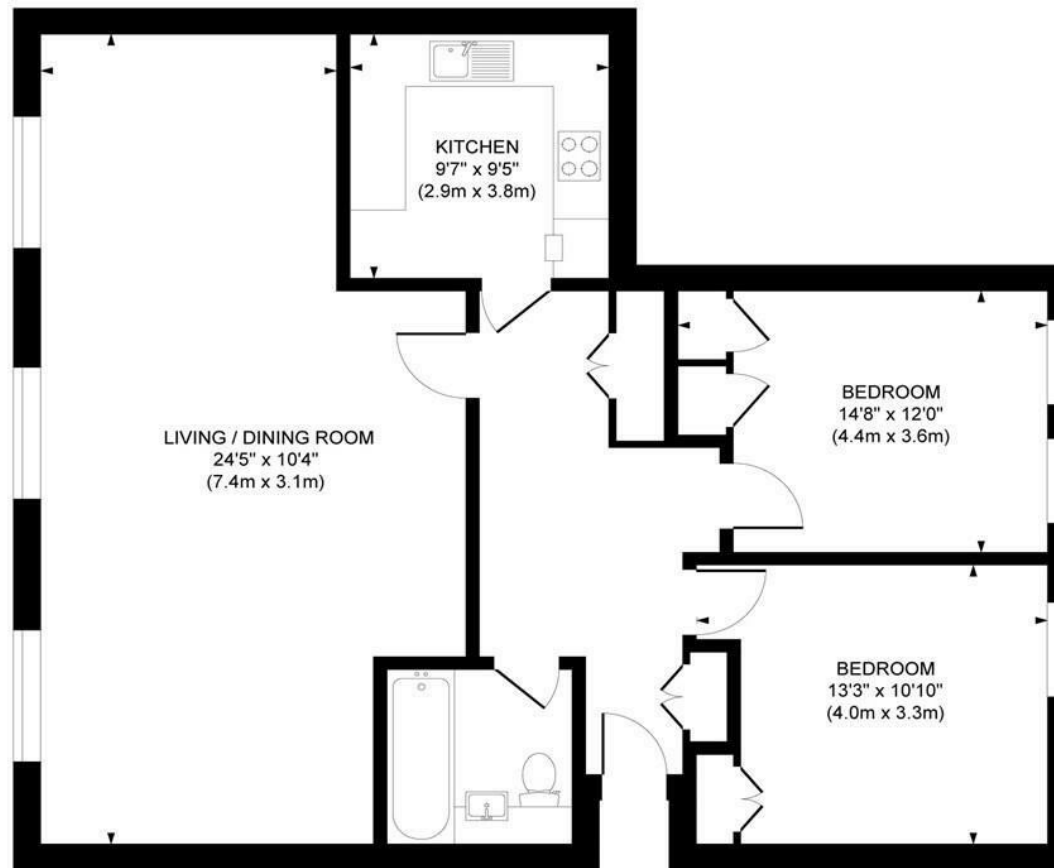


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Approximate Gross Internal Area
929 sq. ft / 86.27 sq. m



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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 and potential buyers/tenants are advised to recheck the measurements

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