



Price Range £240,000 - £260,000

Lower Street, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Lower Street, Pulborough RH20 2BP

Conveniently located, this ground floor flat offers a very sociable open plan living / dining / kitchen, with two double bedrooms and a small third bedroom which would make a lovely kid's room, nursery, study or - as it's currently used - a walk in dressing room. Bedroom one has an ensuite shower with wash basin and an external door gives access to a small courtyard area outside (legal access to which should be checked by your conveyancer). There's access from the hallway to the side of the property, along a private pathway to Lower Street, where a number of local amenities will be found, including The Oddfellows Arms, Truffles Bakery, Dominos' Pizza, a corner shop and a couple of barber shops, etc. The mainline railway station is about 15 minutes away on foot, with direct routes to London and Gatwick. Further shops, bars, cafes and two supermarkets will be found in the village. The primary school and recreation ground with outdoor gym equipment are only a few minutes walk away, with older children catching a bus to The Weald from a couple of stops close by.



The property feels bright and light, with almost 900sq ft of living space. The communal areas are shared with just two other flats plus an estate agency office and there's an allocated parking space in the corner of the shared parking area. The current owners have a licence to access the parking area across hatching from the Lower Street car park and inform us that they pay £270 per year for the privilege. The ground rent and service charge are reasonably low and further details of all of this are available on request.



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Approximate Area = 896 sq ft / 83.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © March 2025.
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.