



Pulborough, West Sussex RH20

ID:72349

A one double bedroom bungalow with parking conveniently positioned just off of Pulborough High Street close to amenities.

* Sitting/dining room * Modern fitted kitchen * Bathroom * WC * Double bedroom * EPC rating C *

Guide Price £140,000 Leasehold

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Description

This rare one double bedroom bungalow is conveniently positioned just off Pulborough high street close to the amenities and approximately a mile from the mainline train station. The property is presented in excellent decorative order throughout having undergone renovation works by the current owners in the last few years. There are communal gardens and private allocate parking.

The accommodation comprises; door into the triple aspect sitting/dining room featuring solid wooden floors, the kitchen features space for appliances and four ring gas hob inset into work surface with oven below and extractor above. Off the sitting room is an inner hall with WC to the right and bathroom straight ahead and to conclude the accommodation is the generous double bedroom with fitted wardrobes.

Offering a potential rental yield of 7.5% at £950 PCM.

Outside

The property shares non allocated private parking with the apartment block and there are communal gardens directly outside the bungalow, with seating areas and attractive flower and shrubs.

Lease details

Leasehold with remainder of 999 years.

Service charge £1,102 per annum

Viewing

Viewing strictly by appointment through GL & Co. Please telephone 01903 742354 or email: enquiries@glproperty.co.uk

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. 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 Wiggonholt Brooks near the edge of Pulborough. Pulborough has rugby, bowls, and cricket clubs, whilst there are leisure centres at Storrington and Billingshurst.

Directions

From the offices of GL & Co Pulborough, continue west along Lower Street turning left into Skeyne Drive then left again into Carpenters Meadow, continue around to the right turning left again into Barnhouse Close. Bear left into the parking area and the bungalow can be found via a pathway which leads round to the right hand side of the apartments at the rear.

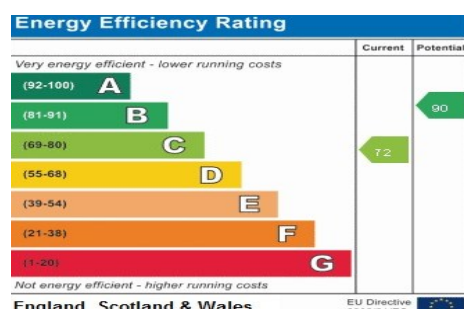
Services

All mains services are connected.

According to Ofcom for this address Superfast broadband is available. Highest download speed is 80 Mbps.

Council Tax

Band C. Please contact Horsham District Council on 01903 742354

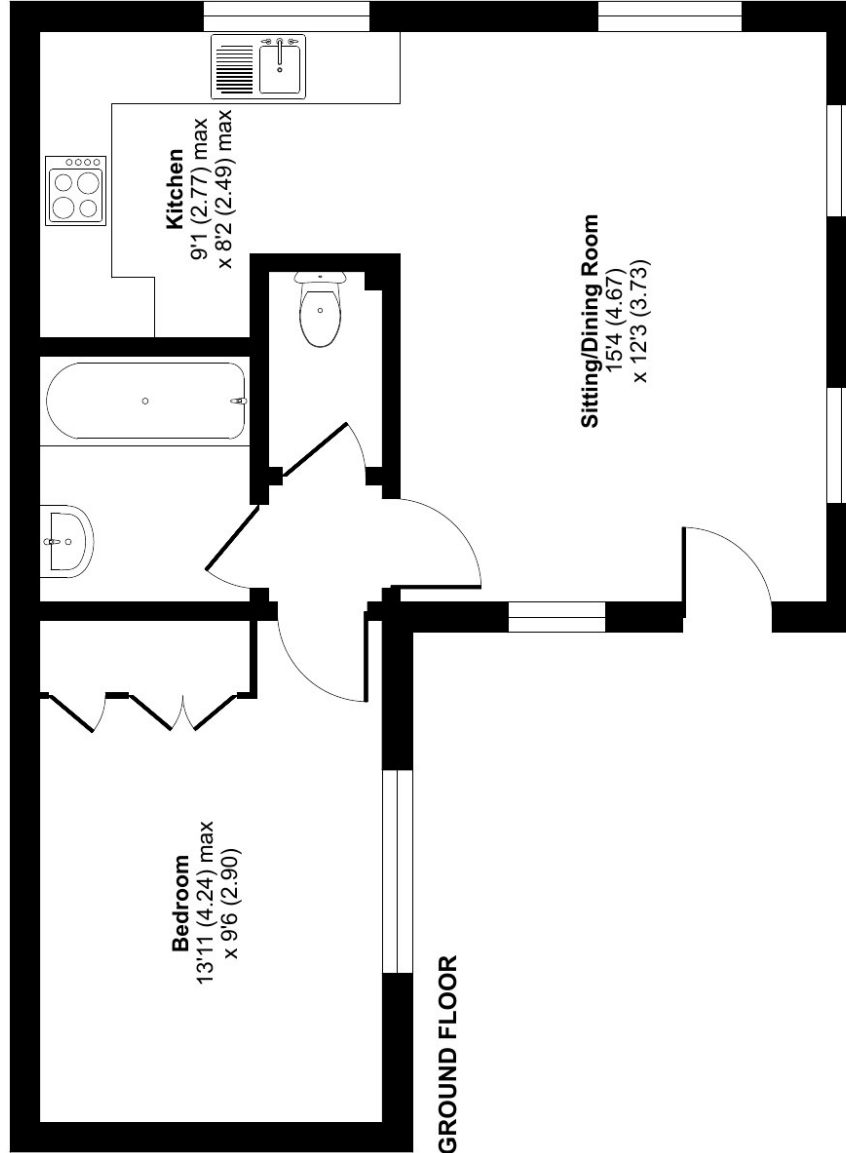




Barnhouse Close, Pulborough, RH20

Approximate Area = 483 sq ft / 45 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for GL&CO Estate Agents. REF: 863041



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