



Pulborough, West Sussex RH20

ID: 73219

A well-presented one bedroom purpose built first floor flat set in an apartment block with allocated parking, located in the heart of Pulborough, close to local shops and amenities and access to central London via the mainline station at Pulborough.

Communal entrance hall * Security phone entry system * Private entrance Hall * Shower Room * Sitting/dining room * Modern fitted kitchen * Double bedroom * Allocated parking * Village location * Access to shops, amenities and transport links * EPC rating C

Guide Price £174,950 Leasehold

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Description

The property is entered via a communal entrance hall with security entrance phone system. From here stairs lead to the apartment, which is entered via private entrance hall with storage cupboard and airing cupboard.

To the right a door leads through to the spacious double aspect sitting/dining room with glimpse views of the South Downs National Park. To one end there is a separate dining area and access to the modern fitted kitchen with built-in appliances.

Thereafter, there is a good sized double bedroom with built-in wardrobes and storage. A shower room with part tiled walls, shower cubicle, low level W.C, wash hand basin and heated towel rail, completes the internal accommodation.

Outside

The property is situated in a popular and private purpose built development set in an in a central and convenient location within Pulborough with allocated parking.

There are local shops and amenities nearby as well as access to mainline Pulborough station.

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.

Council Tax

Council Tax Band B. Please contact Horsham District Council on 01403 215100.

Directions

From the offices of GL & Co in Lower Street, Pulborough (A283) continue in a westerly direction and take the next turning left into Skeyne Drive and continue to bear left for approximately 100 yards. Barnhouse Close will be found shortly thereafter on the left hand side.

Services

All mains services are connected.

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

Lease details

994 year lease

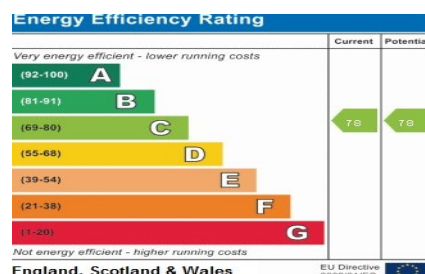
Maintenance – Approx £1300 per annum

In the Know

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Viewing

Viewing strictly by appointment through GL & Co. Please telephone 01798 874033 or email: enquiries@glproperty.co.uk

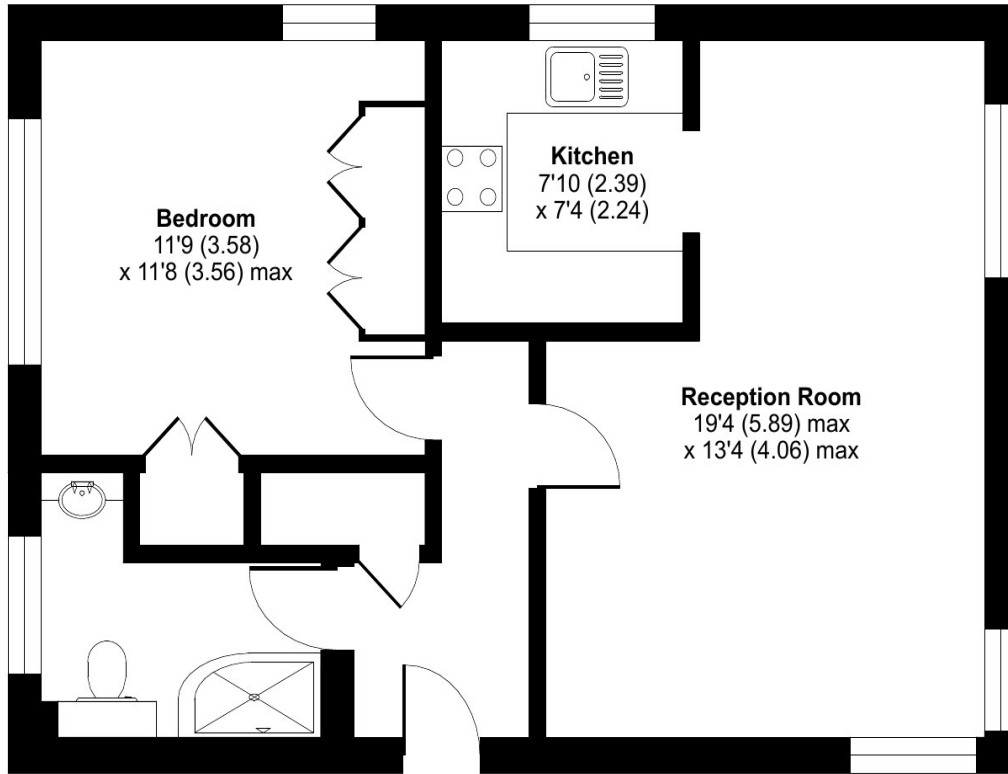




Barnhouse Close, Pulborough, RH20

Approximate Area = 555 sq ft / 51.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for GL&CO Estate Agents. REF: 980131

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