



Pulborough, West Sussex RH20

ID: 74332

A spacious and extremely well presented two bedroom apartment set in a popular residential development benefitting from a convenient car port, front and rear access, and close to local amenities and mainline station with services to central London.

- * Security entryphone system into communal entrance hall
- * Generous private entrance hall
- * Built-in storage cupboards
- * Spacious sitting/dining room
- * Modern fitted kitchen
- * Good sized principal bedroom
- * Second bedroom
- * Family bathroom
- * Private carport
- * Local supermarket and mainline station nearby
- * EPC rating C

Guide Price £213,000 Leasehold

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Description

The property is accessed via a security entry phone system into a well-kept communal entrance hall, which can conveniently be entered from either the front or rear.

An entry phone security door leads through into the apartment itself, which has a generous hallway with two large built-in storage cupboards. Immediately to the left there is access into the second bedroom, and opposite is a door leading to the bathroom, which comprises of part tiled walls, panel bath with a shower over, pedestal wash hand basin, low level WC, wall mounted vanity unit and heated towel rail. To the far end of the entrance hall a door leads through to the generous principal double bedroom with built-in double wardrobes and a rear aspect.

To the front of the apartment there is a modern fitted kitchen with window, spot lighting, part tiled walls, matching wall and base mounted units and roll top work surfaces. Thereafter, one of the main features of the property is the particularly light and spacious sitting/dining room, affording a generous reception area for entertaining.

Outside

There is a communal entrance hall to the front, which is well maintained with a rear entrance leading through to the private carport. There are also two visitors' parking spaces.

The property itself is conveniently located near to local supermarkets, a modern medical centre, other amenities and a mainline station in Pulborough offering direct access to central London.

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, many of which are steeped in history, there is also 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 C. Please contact Horsham District Council on 01403 215100.

Lease details

Lease length - 110 years

Current maintenance—£169 per month

Directions

On entering Riverside from the (A29) Stane Street, continue along Riverside bearing right and then take the next turning right into Harwood Close and continue down the next junction, and the property will be found directly opposite.

What3words//fussy.crescendo.stepping

Services

All mains services are connected.

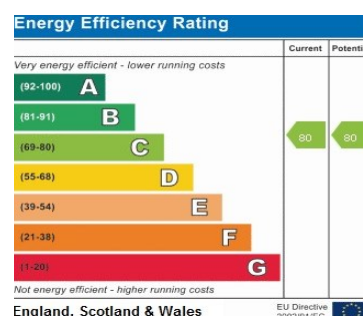
According to Ofcom for this address Superfast broadband is available. Highest download speed is 71 Mbps.

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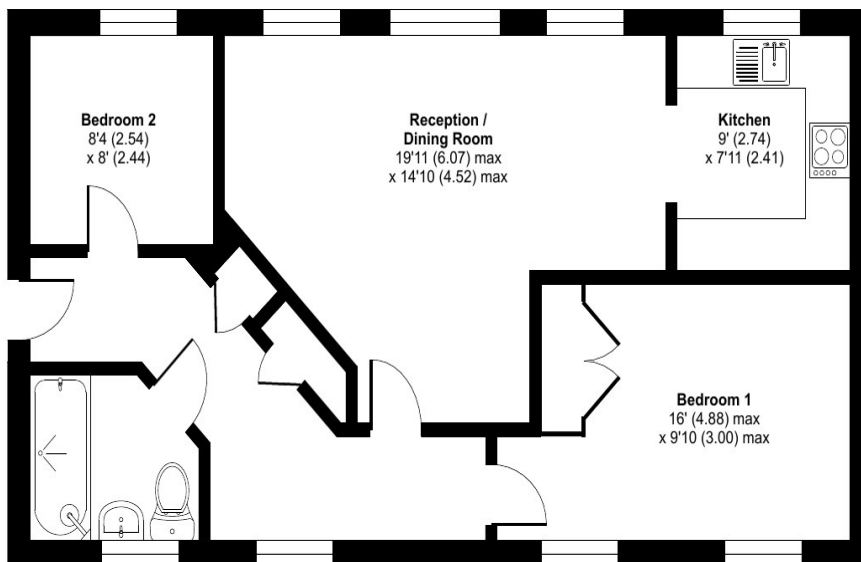
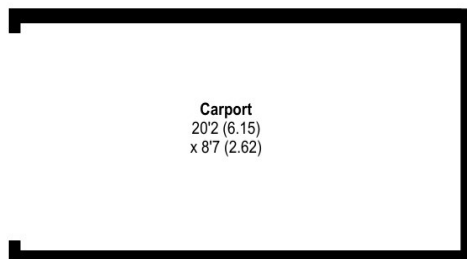


Harwood Close, Codmore Hill, Pulborough, RH20

Approximate Area = 724 sq ft / 67.2 sq m

Carport = 174 sq ft / 16.1 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). © nitchecom 2023. Produced for GL&CO Estate Agents. REF: 1003785

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