



Pulborough, West Sussex RH20

ID: 74757

A well presented purpose built second floor apartment with two good size bedrooms conveniently positioned close to local amenities and transport links.

- * Security entry phone system into communal entrance hall * Private entrance hall
- * Built-in storage cupboards and loft access * Spacious double aspect sitting/dining room
- * Modern fitted kitchen * Good sized principal bedroom * Second bedroom * Family bathroom
- * Under floor heating * Two private parking spaces * EPC rating C

Guide Price £215,000 Leasehold

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Description

The property is approached via a private courtyard with private parking for two vehicles and accessed via a security entry phone system leading into a well-kept and maintained communal entrance hall. The second floor apartment is entered via a spacious private entrance hall with built in storage/airing cupboard, thermostat for the underfloor heating and access to the loft, which is ideal for storage.

To the left of the hall, a door leads through to a light and airy double aspect sitting/dining room with views over woodland beyond. Off the sitting room, there is a modern fitted kitchen with Velux window, downlighting, part tiled walls, matching base and wall mounted units, roll top work surfaces, built in appliances including fridge/freezer, electric oven, hob and extractor fan over. There is also a one and half bowl stainless steel sink and drainer with hot and cold mixer tap, and space and plumbing for washing machine. To the far end of the apartment there is access to two good sized bedrooms, the principal bedroom benefits from a built in double wardrobe, and Velux ceiling window and further window to the side. Bedroom two also benefits from built in storage wardrobes and could be used as a home office or study. The family bathroom comprising of part tiled walls, panel bath, low level WC, pedestal wash hand basin and heated towel rail completes the internal accommodation.

Outside

There is a private courtyard and the property benefits from two allocated parking spaces with communal bin storage. There is also access to local foot paths leading to amenities nearby including the modern medical centre and Tesco.

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 Wiggonholt Brooks near the edge of Pulborough. Pulborough has rugby, bowls, and cricket clubs, whilst 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 71 Mbps.

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 take the left hand turning and continue down to the end and the property will be found in a private courtyard on the righthand side.

What3words//wolves.minerals.airbag

Lease details

Lease is 999 years from 1st January 2009
Ground rent £200 per annum
Maintenance approximately £175 per calendar month

Council Tax

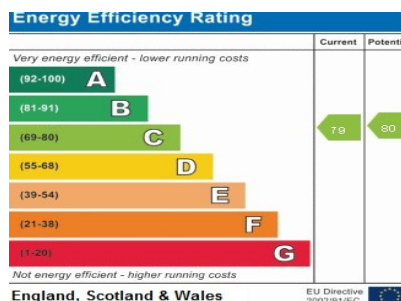
Council Tax Band C. Please contact Horsham District Council on 01403 215100.

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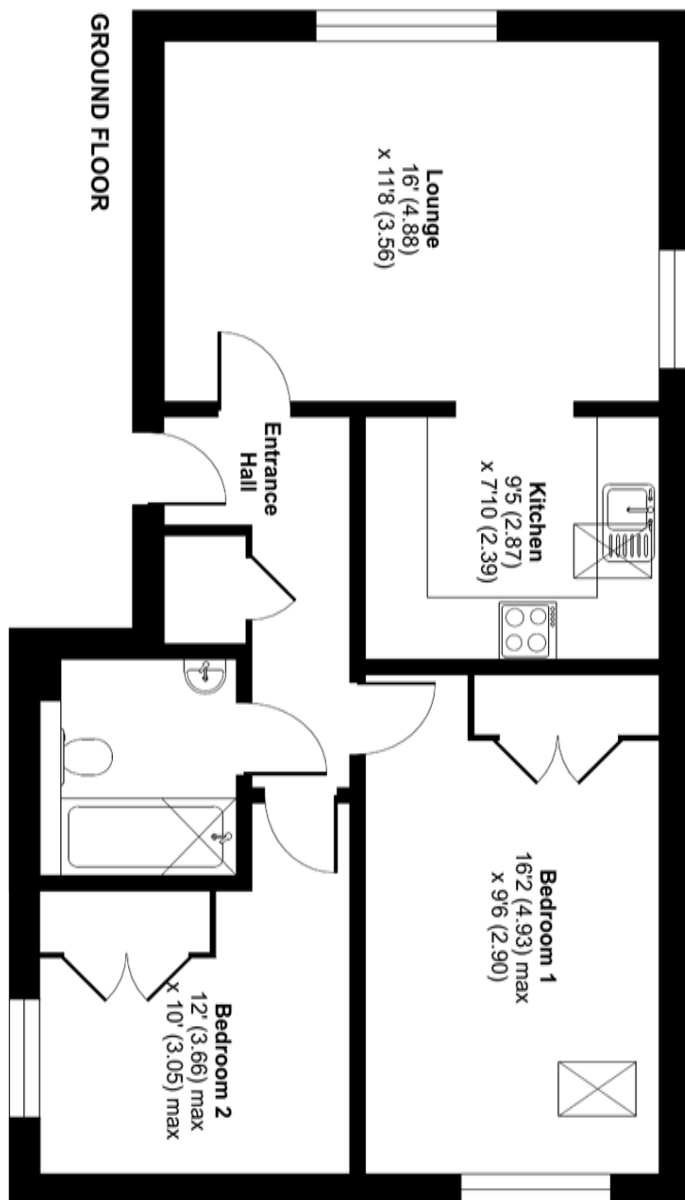




Harwood Close, Codmore Hill, Pulborough, RH20

Approximate Area = 653 sq ft / 60.6 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). © nabecon 2023. Produced for GL&CO Estate Agents. REF: 1025898

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