



Station Road, Pulborough, West Sussex RH20





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Guide Price £475,000 Freehold

ID: 75175

Storrington 5.1 miles, Worthing 14.5 miles, Horsham 13.6 miles,
Pulborough 0.5 miles, Chichester 17 miles, Gatwick Airport 29.8 miles

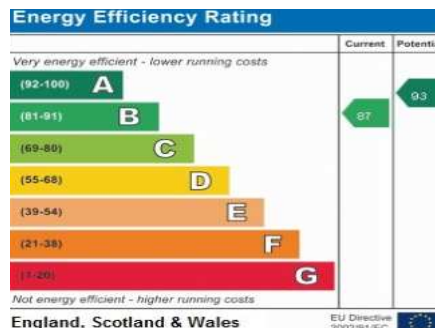


- Versatile accommodation
- Close to medical centre, supermarkets and restaurants
- Main line station at Pulborough
- Garage and off road parking
- Views over the River Arun and South Downs National Park
- High quality energy saving solar panels

Directions

From the offices of GL & Co Estate Agents in Lower Street, Pulborough proceed in an westerly direction on the A283 towards Swan Bridge. Proceed straight ahead at the two roundabouts and continue along the A283 and after passing Pulborough Station on the right, Waters Edge will be found shortly after on the left hand side.

What3words:///loving.stub.people



The Property

Set in a private development, this well presented three bedroom town house offers versatile living accommodation, glorious views over lagoon and River Arun beyond from the South facing garden, local shops and amenities nearby along with mainline station with direct access to Central London.

The property is entered via a spacious entrance with access to ground floor cloakroom, storage cupboards and further door to rear leading to bedroom three/study, with en-suite shower room and oak made bi-folding doors leading out onto south facing decked area.

From the entrance hall, stairs lead to the first floor landing with a door on the left leading through to a fitted kitchen/diner with matching base and wall mounted units, bay window, and views to front. To the rear of the first floor there is a south facing sitting room with a feature fireplace housing a wood burning stove with stone surround. The beautifully light room also benefits from double doors leading to the first floor balcony, flanked by two windows either side enjoying lovely views over the lagoon, river Arun and the South Downs National Park beyond.

Thereafter, stairs lead to the second floor landing with roof light, airing cupboard and loft hatch. To the front there is access to bedroom two, with large bay window to front, built in storage cupboard and en-suite shower room. To the rear is the principal bedroom with built in wardrobe, en-suite bathroom and large bay window enjoying the gorgeous views over the lagoon, river Arun and South Downs National Park beyond.

Outside

The property is set in an exclusive private development of just ten Waterside Homes. Conveniently located with easy access to Pulborough Mainline Station, local shops and restaurants, Sainsbury's and Tesco supermarkets and purpose built modern medical centre. To the front of the property there are two off road parking spaces and access to the integral garage complete with high quality solar panel battery storage and a pod point for electric car charging. There is also the natural beauty of these stunning waterside properties, enjoying a wonderful southerly aspect with views over the river Arun and South Downs National Park beyond, making this the perfect place in the country.



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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.

Sports 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 53 Mbps.

Council Tax

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

In the Know

Not all of our properties are available online. For further information on our "in the Know" selection, please give us a call on 01903 742354.

Viewing

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





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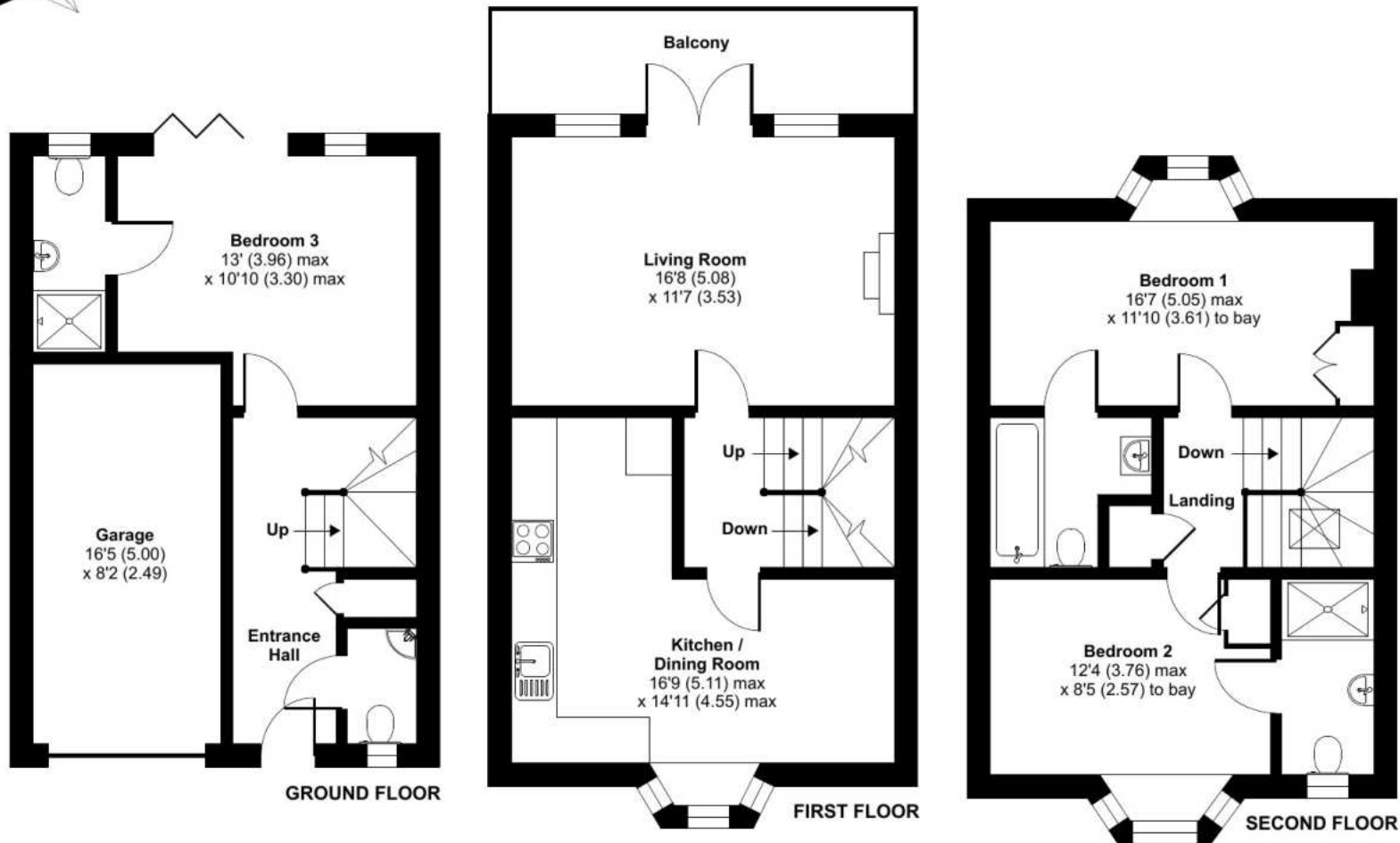




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Approximate Area = 1299 sq ft / 120.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhcom 2024. Produced for GL&CO Estate Agents. REF: 1070285

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

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