



Lower Street, Pulborough, West Sussex

Asking Price: £950 Per month

KW ADVANTAGE
KELLERWILLIAMS

Flat 2, 63 Lower Street, Pulborough, West Sussex, RH20 2AZ

With its own entrance, rather than a shared one, this ground floor apartment sits within a lovely old building, conveniently located for all local amenities.

The good sized lounge / dining room has a bay window to the front and an electric fire set within in attractive wooden surround. The kitchen features an integrated fridge / freezer, electric hob and plenty of cupboards, drawers and work surfaces. A useful double cupboard houses the gas central heating combination boiler. Off the kitchen is a walk in utility cupboard with plumbing for a washing machine. The bedroom looks onto the communal rear garden, where there is one allocated parking space, plus visitor parking. The shower room is ensuite and all the windows are double glazed, to help keep heating costs down. Painted in neutral tones, the property feels light and airy.

The well stocked corner shop, Pulbrew Cafe, Hennings Wine Merchants, MJ Suter Butchers, a health food shop and The Flower Shop are all within a couple of minutes walk along Lower Street in one direction, along with a barber shop and The Oddfellows Arms. In the other direction is Domino's Pizza, another couple of shops and just a few minutes further along the road is Macklins Bar, another couple of takeaways and Pulborough station, with direct routes to London and Gatwick. Tesco and Sainsbury's supermarkets, a medical centre and another couple of takeaways and restaurants will be found elsewhere in the village, within five or six minutes drive.

Wonderful walks into the beautiful South Downs are almost on the doorstep and the village is well placed for easy access to the coast or up to Horsham and beyond.

Council Tax Band: B





Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

FloorplanUrl

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to sell or let?

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