



**£239,950**

**Barnhouse Close, Pulborough, West Sussex**





## Barnhouse Close, Pulborough, West Sussex, RH20 2HT

Offered chain free, this bright and airy first floor apartment is served by a lift and has a lovely view across the large communal garden. Situated within a modern block of just 12 apartments, the property has its own parking space right outside the front door, with all local amenities within a few minutes walk, including the station which offers direct routes to London and Gatwick.

The wide entrance hall has two large built in cupboards for storage plus a telephone intercom receiver to easily buzz visitors in. There are stairs and a lift from the communal hallway to just outside the apartment door. The large, open plan lounge/dining / kitchen features a modern range of units with integrated appliances and plenty of space for a table and chairs plus a couple of sofas. The Juliet balcony looks out across the well tended communal lawn which has gated access to Barnhouse Lane and then down onto The Wildbrooks. Both bedrooms are good sizes, the principle having an ensuite shower and there is a clean, modern family bathroom.



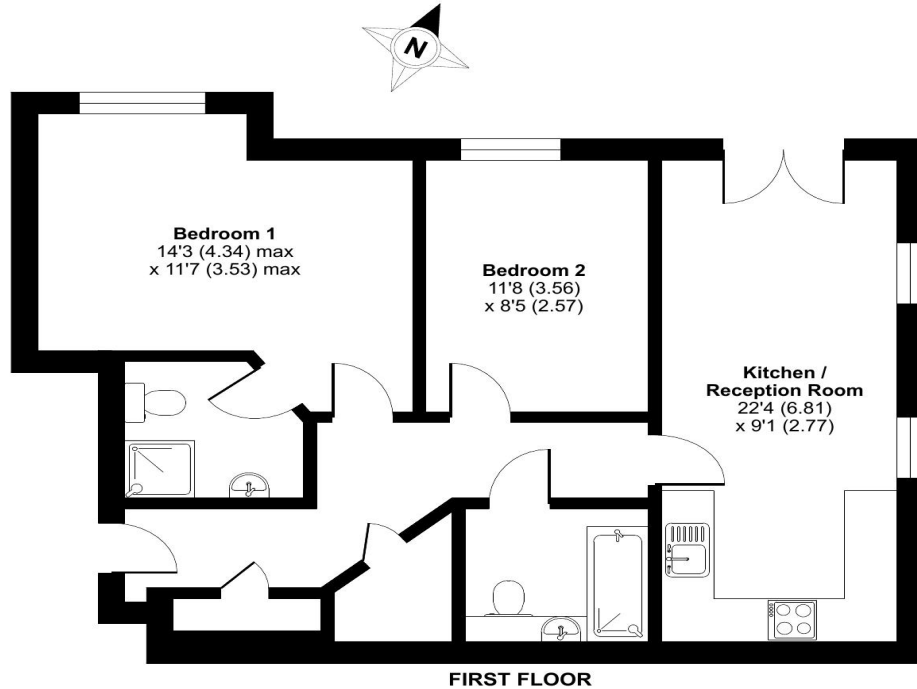
An ideal "lock up and leave" type property, it's also well suited to lovers of the great outdoors, with the beautiful South Downs almost on the doorstep providing wonderful country walks.

Please note that the service charge was unusually high last year, due to some building redecoration and lift works. The block is managed by Barnhouse Close Limited and a number of the Directors live in the building themselves.



## Barnhouse Close, Pulborough, RH20

Approximate Area = 699 sq ft / 64.9 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). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1110928



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



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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.