



£124,950

Riverside Court, Pulborough, West Sussex

kw **MARTIN**
LUNDY-LESTER



Riverside Court, Pulborough, West Sussex, RH20 1RG

Chain free, this two bedroom second floor retirement apartment has been modernised and improved, with a smart new shower room and kitchen with very high spec appliances. The property has its own garage and all local amenities are within a few minutes walk or a short drive away.

It sits within the popular Riverside Court development and features plenty of built in storage. The lounge/dining room feels light and bright and looks out towards the station, which has direct routes to London and Gatwick, making this a great "lock up and leave" type home, perfect for jetting off on holiday. Tucked away at the end of the corridor on the corner of the building, there are no immediate neighbours to any side.

The sociable residents lounge on the first floor has a kitchen area plus a balcony overlooking the River Arun with far reaching views of the South Downs. The large ground floor laundry room is really useful, as is the guest suite which may be rented when friends or family wish to stay overnight. The House Manager helps to maintain a warm and friendly, welcoming environment and there is a lift to all floors, for easy access. The beautiful south facing communal garden offers space to sit and chat with new friends. If buying as a single person, you must be aged 60 or over. As a couple, one of you must be over 60 but the other could be as young as 55.

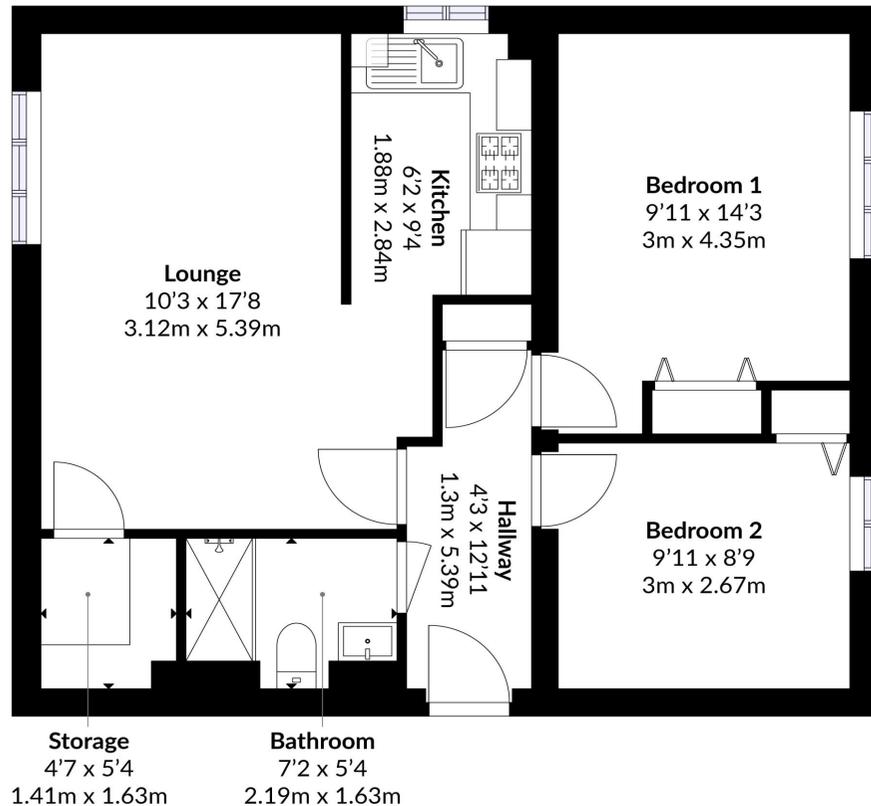




Riverside Court, Station Road, Pulborough, RH20 1RG



Approximate Area = 644 sq ft / 60 sq m (excluding garage)
 Garage = 194 sq ft / 18 sq m
 Total = 838 sq ft / 78 sq m



Floorplan for illustrative purposes only, features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.



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) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



01798 817257 or 07788 531768



Lundy-Lester Ltd, West Chiltington, RH20 2LQ



martin.lundy-lester@kwuk.com

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.