



## 25 Riverside Court

Station Road | Pulborough | West Sussex | RH20 1RG

A third floor one bedroom retirement apartment enjoying magnificent views over the river Arun and the South Downs with good access to village amenities. Accommodation comprises: sitting room/dining room, fitted kitchen, double bedroom and shower room. Communal features include: passenger lift, residents lounge and laundry room, guest suite, communal gardens and parking area. Riverside Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 30 properties arranged over 4 floors each served by lift, convenient for mainline station and walks over the Wild Brooks.

**Communal Entrance Hall** Security entry phone system, passenger lift leading to third floor, own personal front door to:

**Entrance Hall** Economy 7 Dimplex night storage heater, pull cord, large walk-in storage cupboard housing tank and copper cylinder with fuse boxes and storage area.

**Dual Aspect Sitting Room** 17' 11" x 10' 4" (5.46m x 3.15m) With stunning views across the Pulborough Wildbrooks and towards the South Downs, double glazed windows, Economy 7 night storage heater, TV point, pull cord, ornamental 'Adams style' fire surround with marble style inset and hearth, archway through to:

**Kitchen Area** 7' 4" x 5' 7" (2.24m x 1.7m) Comprising: stainless steel single drainer sink unit with mixer tap, range of laminate roll top working surfaces, integrated stainless steel 'Lamorna' fan assisted electric oven and grill, eye-level cupboards, inset four ring electric hob with extractor over, part tiled walls, crockery display unit, double glazed windows.

**Bedroom** 13' 8" x 8' 11" (4.17m x 2.72m) Dimplex night storage heater, double glazed windows with delightful outlook across the Pulborough Wildbrooks and towards the South Downs, built-in mirrored wardrobe cupboard, pull cord.

**Fitted Shower Room** Walk-in double shower unit with curtain and independent chrome shower, inset wash hand basin with toiletries cupboards under, low level flush w.c., heated chrome towel rail, Dimplex wall-mounted heater, extractor fan, fully tiled walls.

## Outside

## Communal Gardens

**Agents Note** Please note the following amenities: Residents lounge, laundry room, communal parking area and visitor parking area.

**Tenure:** Leasehold: the term of the lease is 125 years from 1st November 1988 so there is just over 89 years left on the lease.

**Annual Maintenance Charge:** £3456. Per annum.

**Ground Rent:** £490 per annum.

**Age Restriction :** Occupation by person of over 60 or in the case of a couple providing one is over 60 years old and the other over 55.

**EPC Rating:** tbc.



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25 RIVERSIDE COURT, PULBOROUGH

APPROX. GROSS INTERNAL FLOOR AREA 460 SQ FT / 42.8 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale. This plan has been produced by JTM Design on behalf of Fowlers Estate Agents.



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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

4. consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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