



**Price Range £250,000 – £275,000**

**Arun Prospect, Station Road, Pulborough, West Sussex**



**MARTIN  
LUNDY-LESTER**



## **Arun Prospect, Station Road, Pulborough, West Sussex, RH20 1AL**

Offered chain free, this three bedroom, top floor apartment sits within a mature, well maintained development, with a large riverside communal garden and a share of the freehold. The property is accessed by lift and has windows to all four sides, creating a really bright space.

The welcoming entrance hallway features useful cupboard storage. At the end of the hall is the lounge / dining room with bi-folding doors opening onto a balcony which offers stunning views over the River Arun to the South Downs beyond. The kitchen was replaced about six years ago and still feels fresh and modern. The two larger bedrooms have built in wardrobes and amazing views, whilst the third bedroom is currently used as a study. The bathroom is light and airy.

In addition to onroad parking in front of the building, the flat has its own open carport in a block nearby. Situated on the edge of the village, the property is very well placed for commuters, only a couple of minutes from Pulborough mainline railway station, with direct routes to London and Gatwick. There are a number of eateries very close by, with shopping and all local amenities within a mile or so.

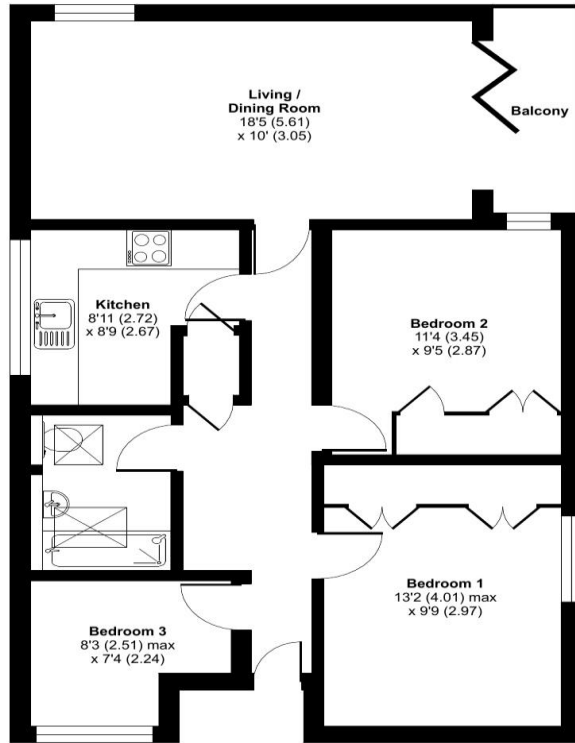
The long lease and lack of ground rent makes this a great first time or investor purchase and the location also lends itself well to being used as a "lock up and leave" type home.





## Arun Prospect, Station Road, Pulborough, RH20

Approximate Area = 724 sq ft / 67.3 sq m  
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Lundy-Lester Ltd. REF: 1168638



## 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>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</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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