



Price Range £325,000 - £335,000

Swan Corner, Pulborough, West Sussex





Swan Corner, Pulborough, West Sussex, RH20 1RJ

Chain free, this well proportioned two bedroom house offers more than 840sq ft of living space, within a moments walk of the station, River Arun and the beautiful South Downs.

The welcoming entrance hallway has a cloakroom / wc off. The smart, modern kitchen has space for a table and chairs, whilst the 16ft lounge has French doors onto the south facing L-shaped garden, with patio seating area and gated access to the driveway immediately behind. There is an additional, allocated parking space opposite, within a private courtyard area. Upstairs, the principle bedroom is large enough to potentially be split into two bedrooms, with an ensuite shower room leading off. The second bedroom is a good double and the bathroom has a crisp, white suite. Both bedrooms have built in double cupboards.

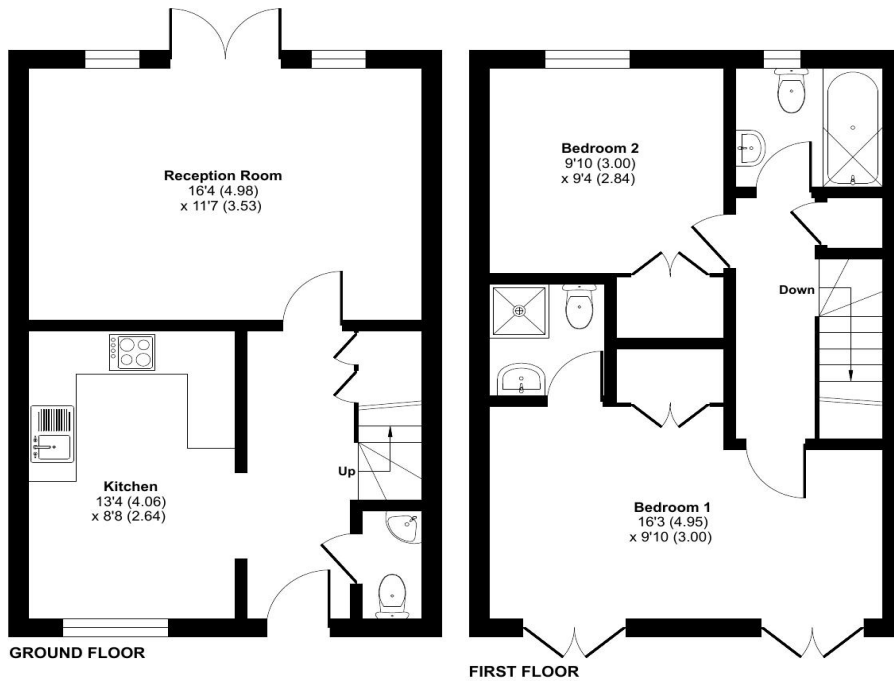


Commuters will love that Pulborough's mainline railway station only a couple of hundred metres away by foot, has direct routes to London and Gatwick - no need to hunt for a car parking space in the morning! There are a number of takeaways, including "The River Moon" Thai restaurant and "Macklins at the Riverside" bar and cafe almost on the doorstep, with further shops, pubs and all local amenities within easy reach.




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Approximate Area = 842 sq ft / 78.2 sq m
For identification only - Not to scale



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			87
(69-80) C		72	
(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



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: 1195614



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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.