



£239,950

Barnhouse Close, Pulborough, West Sussex

**kw MARTIN
LUNDY-LESTER**



Barnhouse Close, Pulborough, West Sussex, RH20 2HT

This bright and airy ground floor apartment is situated within a modern block of just 12 apartments. The property has its own parking space near the main entrance, 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, one of which has plumbing for a washing machine, plus a telephone intercom receiver to easily buzz visitors in. The large, open plan lounge / dining / kitchen feels very sociable, with a range of modern units with integrated appliances and plenty of space for a table and chairs plus a couple of sofas to relax on. There is a Juliet balcony and a large, well tended communal garden with 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 smart, modern bathroom.



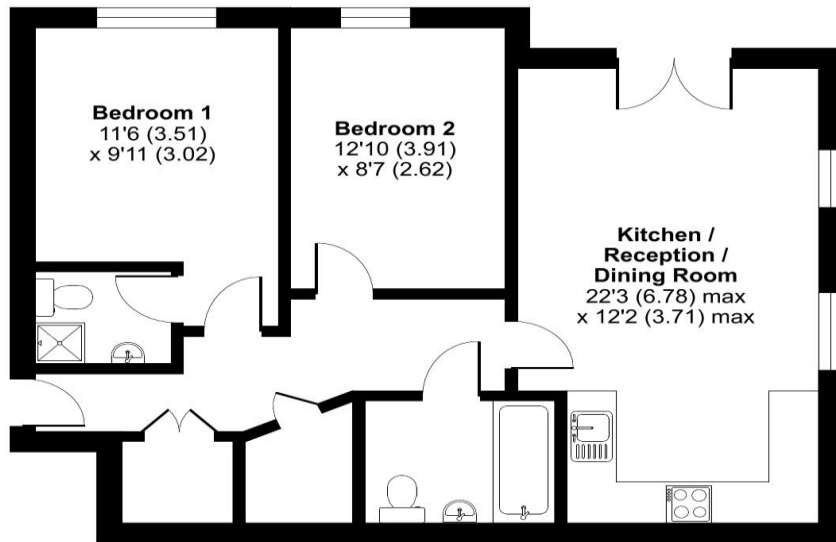
An ideal "lock up and leave" type property, it's also well suited to lovers of the great outdoors, with the beautiful South Downs almost on the doorstep providing wonderful country walks. A range of shops, bars, restaurants and takeaways are close by, with all local amenities within easy reach.

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 = 729 sq ft / 67.8 sq mt
For identification only - Not to scale



GROUND FLOOR



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: 1207657



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 | 80 | 80 |
| (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 | |



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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.