



1 The Willows | Station Road | Pulborough | West Sussex | RH20 1RH

 **FOWLERS**  
ESTATE AGENTS





# 1 The Willows

Station Road | Pulborough | West Sussex | RH20 1RH

£375,000

A delightfully situated riverside development, set within this cul-de-sac position adjoining riverside access to the river Arun and close proximity to local shops and Pulborough mainline railway station. Internal accommodation arranged over three floors extending to 1346 sqft, is presented in immaculate order having been re-decorated and re-carpeted throughout, with ground floor utility room, study and cloakroom. First floor sitting room/dining room, sun room, kitchen with integrated appliances, two double bedrooms with en-suite to main bedroom and a family shower room. Outside, there is off-road parking leading to an integral garage, enclosed private west aspect cottage style rear garden.

- Riverside development for over 50's
- Cul-de-sac Location
- Sun Room
- West aspect cottage style garden
- Two Double Bedrooms
- Ground Floor Utility Room and Study
- En-suite Shower Room to Bedroom 1
- Off road Parking
- Arranged over three floors
- Cloakroom
- Shower Room
- Integral Garage
- Extending to 1346sqft
- First Floor Sitting Room/Dining Room
- Re-carpeted & Re-decorated
- No Forward Chain



**Entrance** Front door to:

**Entrance Hall** Leading to:

**Cloakroom** Low level flush w.c., wall-mounted wash hand basin, fully tiled, extractor fan.

**Utility Room** 11' 3 maximum" x 7' 2 maximum" (3.43m x 2.18m) Stainless steel single drainer sink unit, working surface, space and plumbing for washing machine/dryer, wall-mounted 'Worcester' boiler, eye-level cupboards, radiator, door accessing kitchen, door accessing garage.

**Study** 9' 0" x 6' 0" (2.74m x 1.83m) Double glazed window bay.

**Stairs to:**

**First Floor Landing**

**Dual Aspect Sitting Room/Dining Room**

**Sitting Room Area** 15' 7" x 10' 6" (4.75m x 3.2m) Open fireplace with ornamental wood surround with marble inset and hearth, radiator, archway through to:

**Dining Room Area** 10' 6" x 7' 9" (3.2m x 2.36m) Double glazed window bay, radiator.

**Conservatory/Balcony** 9' 0" x 6' 0" (2.74m x 1.83m) West aspect with views towards the Wildbrooks, double glazed windows.

**Kitchen** 11' 8" x 7' 2" (3.56m x 2.18m) Extensive range of wall and base units, wood block working surfaces, stainless steel one and a half bowl single drainer sink unit, integrated fan assisted electric oven and four ring hob, built-in fridge/freezer and dishwasher, pull-out waste bin, radiator.

**Stairs to:**

**Second Floor Landing** Access to loft space.

**Bedroom One** 13' 1" x 9' 2 to fitted wardrobes" (3.99m x 2.79m) Radiator, double glazed window, built-in mirrored wardrobe cupboard, airing cupboard, recessed area with a built-in cupboard.

**Bedroom Two** 17' 1 to fitted wardrobes" x 11' 8" (5.21m x 3.56m) Double glazed windows overlooking the garden, radiator, built-in mirrored wardrobe cupboard, door to:

**En-Suite Shower Room** Walk-in shower with folding glass and chrome screen with independent shower unit, low level flush w.c., wall-mounted wash hand basin, radiator, part tiled walls.

**Family Shower Room** Walk-in double shower with fitted independent shower unit, heated chrome towel rail, inset wash hand basin with toiletries cupboards under, push flow w.c., Velux skylight, wall-mounted shaver and light point.

**Outside**

**Front Garden** Off-road parking, side gate, access to rear garden, leading to:

**Attached Garage** Up and over door.

**Own Private Rear Garden** West facing, area of lawn, paved terrace and patio area with timber garden storage shed, screened by trellising and fence panelling with gate accessing gate with pathway leading to Wildbrooks and communal gardens.

**Service Charge:** The service charge is £209.82 just paid, payable 6 monthly. Managed by First Port and includes development insurance, (not individual buildings insurance) electricity, grounds/communal garden maintenance, general maintenance, management fees and contribution to contingency fund.

**EPC Rating:** Band D.







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*"We'll make you  
feel at home..."*



Managing Director:  
Marcel Hoad

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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building 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.

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