



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
- Two Double Bedrooms
- Arranged over three floors
- Extending to 1346sqft
- Cul-de-sac Location
- Ground Floor Utility Room and Study
- Cloakroom
- First Floor Sitting Room/Dining Room
- Sun Room
- En-suite Shower Room to Bedroom 1
- Shower Room
- Re-carpeted & Re-decorated
- West aspect cottage style garden
- Off road Parking
- Integral Garage
- 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.

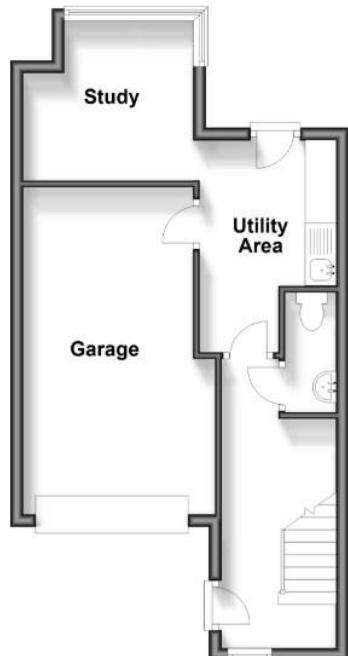
Service Charge: The service charge is £209.82 just paid, payable 6 monthly. Managed by First Port and includes development insurance, (not individual buildings insurance) electricity, grounds/communal garden maintenance, general maintenance, management fees and contribution to contingency fund.

EPC Rating: Band D.

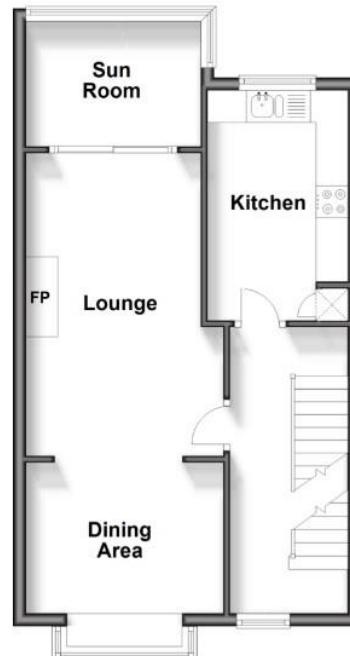




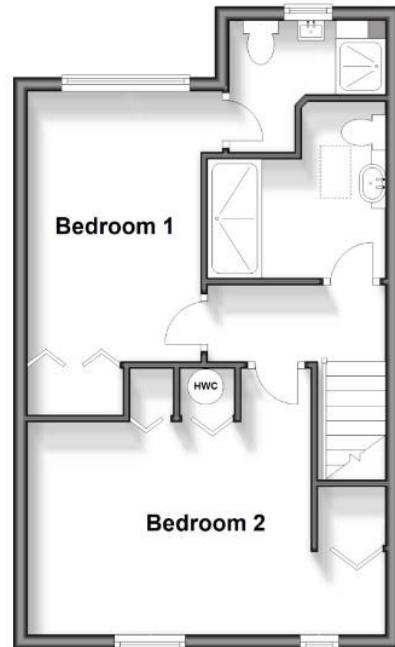
Ground Floor
Approx. 39.0 sq. metres (419.7 sq. feet)



First Floor
Approx. 44.9 sq. metres (482.9 sq. feet)



Second Floor
Approx. 41.4 sq. metres (451.1 sq. feet)



1 The Willows. Station Road, Pulborough, RH20 1RH



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

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



Managing Director:
Marcel Hoad

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
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, garaging and conservatories etc.

4. 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.
5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.