



5 Arun Court | Lower Street | Pulborough | West Sussex | RH20 2DD





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£260,000
GUIDE PRICE

A beautifully presented ground floor apartment with uninterrupted south facing views of the River Arun and South Downs National Park. Situated in the heart of Pulborough village with good access to all local amenities and Pulborough mainline railway station a short distance away. Accommodation comprises; entrance hall, living room / dining room, sun room, kitchen, two bedrooms and shower room. The property has direct access from the sun room into the large communal garden. There is a garage and off-road parking.



Entrance Front Door to:

Communal Entrance Hall: Own Private Front Door to:

Entrance Hall: Built in storage cupboard

Inner Hallway: Shelved storage cupboard

Dual Aspect Living Room/Dining Room

18' 0" x 12' 0" (5.49m x 3.66m)
Dual Aspect uPVC double glazed windows with stunning views across gardens and towards the Wildbrooks and South Downs National Park, wall mounted electric heater, double glazed door leading to:

Sun Room

10' 8" x 4' 5" (3.25m x 1.35m)
Sharing the same stunning views as the living room, the sun room offers a sliding double glazed patio door with steps down to the communal gardens. Tiled flooring & concealed spotlights.

Kitchen

8' 8" x 7' 0" (2.64m x 2.13m)
Extensive range of wall and base units with a wood block style working surfaces, one and a half bowl sink drainer, sink unit with monobloc mixer tap, range of eye-level cupboards, space for cooker with stainless steel extractor over,

space for a fridge/freezer and washing machine, tiled flooring and uPVC double glazed window.

Bedroom One

11' 2" x 10' 10" (3.4m x 3.3m)
uPVC double glazed windows with outlook over gardens, built in double wardrobe, wall mounted electric heater.

Bedroom Two

10' 10" x 9' 0" (3.3m x 2.74m)
uPVC double glazed window, wall mounted electric heater, built-in shelved wardrobe cupboard.

Shower Room

Large walk-in double shower with glass and chrome screen with fitted independent electric shower unit. High level flush w.c., hand basin with vanity unit under, part tiled walls, uPVC double glazed windows, tiled flooring, electric towel rail.

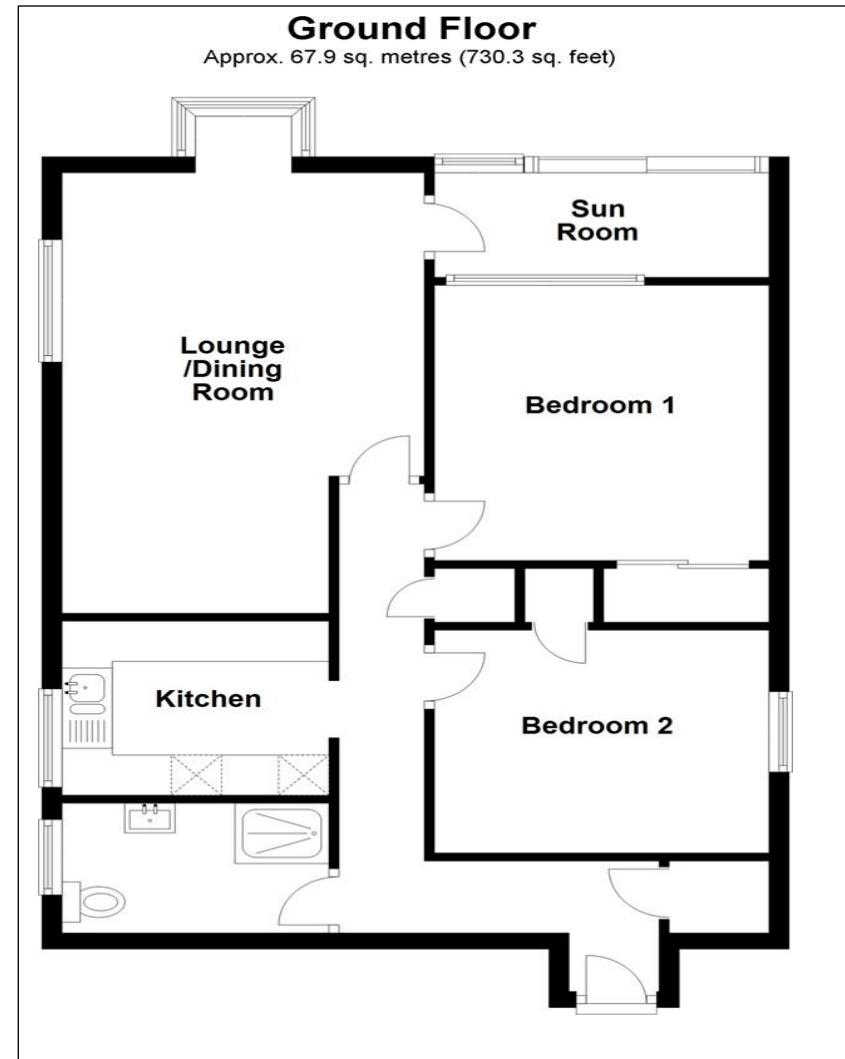
Communal Garden

With stunning views across the River Arun to the South Downs beyond, this beautifully presented ground floor apartment has direct access to the south facing communal garden. There is a small private pontoon at the end of the garden onto the River Arun. There is also a useful garage and unallocated parking.

Lease Details

Lease remaining 148 years (199 year lease from 29/9/1973)

**EPC RATING=E
COUNCIL TAX BAND=C
MONTHLY SERVICE
CHARGE £160.00
SHARE OF FREEHOLD**



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