

Price Range £315,000 - £330,000

The Willows, Pulborough

MARTIN LUNDY
ESTATE AGENTS







The Willows, Station Road, Pulborough, RH20 1RH

Set over three floors and offered to people aged over 50 only, this two double bedroom townhouse style property offers flexible living space within a moments walk of the station. There's driveway parking for a couple of cars in front of an integral garage, plus a useful utility room and downstairs loo on the ground floor. The open plan living / dining room is on the first floor and opens onto an enclosed balcony / sunroom. The kitchen has integrated appliances including an induction hob. Head up to the top floor and you'll find a modern bathroom, plus a main bedroom with ensuite shower room and a second double bedroom with built in wardrobes. To the rear is a low maintenance garden which backs onto Station Road and which gives access to a garden room, perfect for relaxing with family and friends. The development has river access and a friendly, welcoming sense of community.

The mainline station offers direct routes to London and Gatwick, making this a perfect "lock up and leave" type home, with a choice of shops, bars, cafes and restaurants within walking distance. There are two supermarkets in the village, along with a large medical centre, a couple of dentists, an active village hall and a well stocked library. There are two churches to choose from and wonderful walks almost from the front door.

Please note - the seller informs us that the central heating system is not operative and that the pipes are corroded.







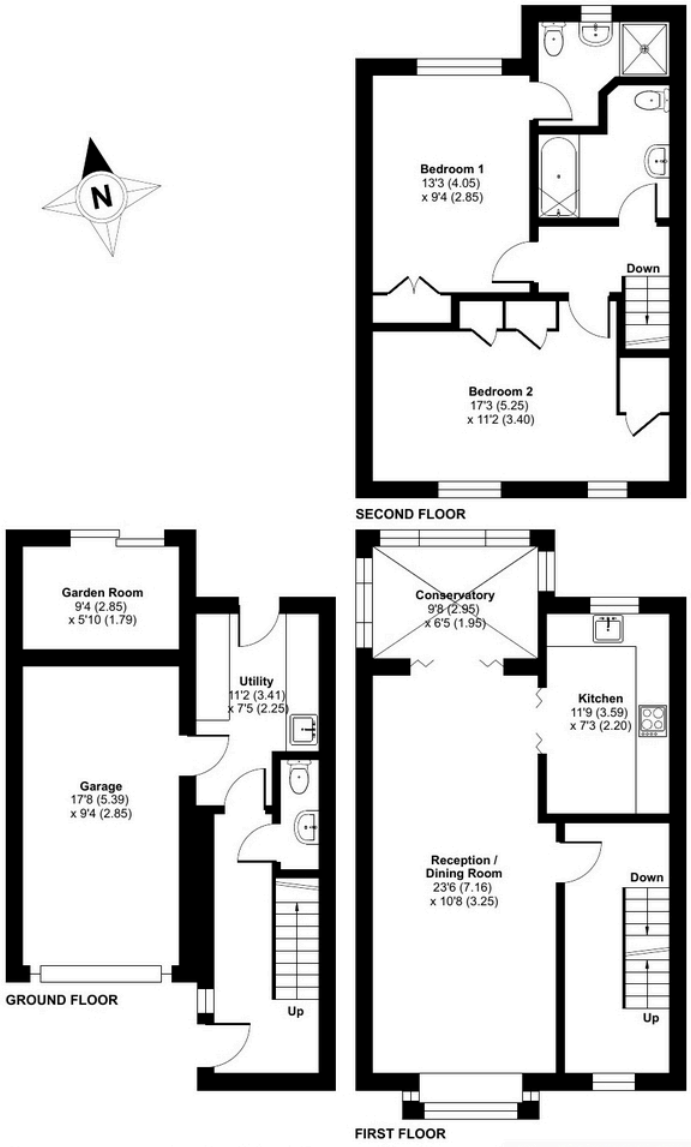





PRIVATE
SLIPWAY

The Willows, Station Road, Pulborough, RH20

Approximate Area = 1184 sq ft / 109.9 sq m
Garage = 167 sq ft / 15.5 sq m
Outbuilding = 57 sq ft / 5.2 sq m
Total = 1408 sq ft / 130.6 sq m
For identification only - Not to scale

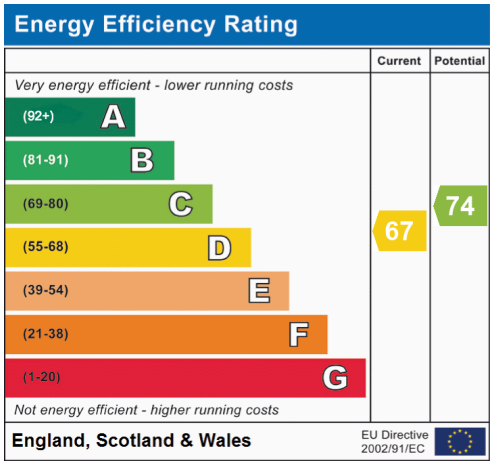


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lundy-Lester Ltd. REF: 1430777

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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.



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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.