

Price Range £170,000 - £185,000

Lower Street, Pulborough

MARTIN LUNDY
ESTATE AGENTS







Arun Court, Lower Street, Pulborough, RH20 2DD

Offered vacant, chain free and in need of modernisation, this two bedroom ground floor apartment sits behind a lawned front garden, set back from Lower Street, only a ten minute walk from the mainline station. Shops, bars, cafes and all local amenities are within strolling distance, making this an ideal first time or investor buy. There's a share of the freehold and a long lease. The entrance hallway is shared with just one other flat and there are residents parking spaces opposite.

The living / dining room is a really good size, with a south facing balcony providing far reaching views over rooftops towards the beautiful South Downs. The kitchen feels bright and airy and is ready for replacing. Both bedrooms will take a double and there's plenty of built in storage throughout the property.

Outside, a garage sits below, with ample storage for a car, boat or kayaks. The large communal rear garden has direct access to the River Arun, perfect for watery fun through the warmer months.

If you're looking for a well proportioned home to add value and your own stamp of personality to, this mature flat is well worth coming to see.













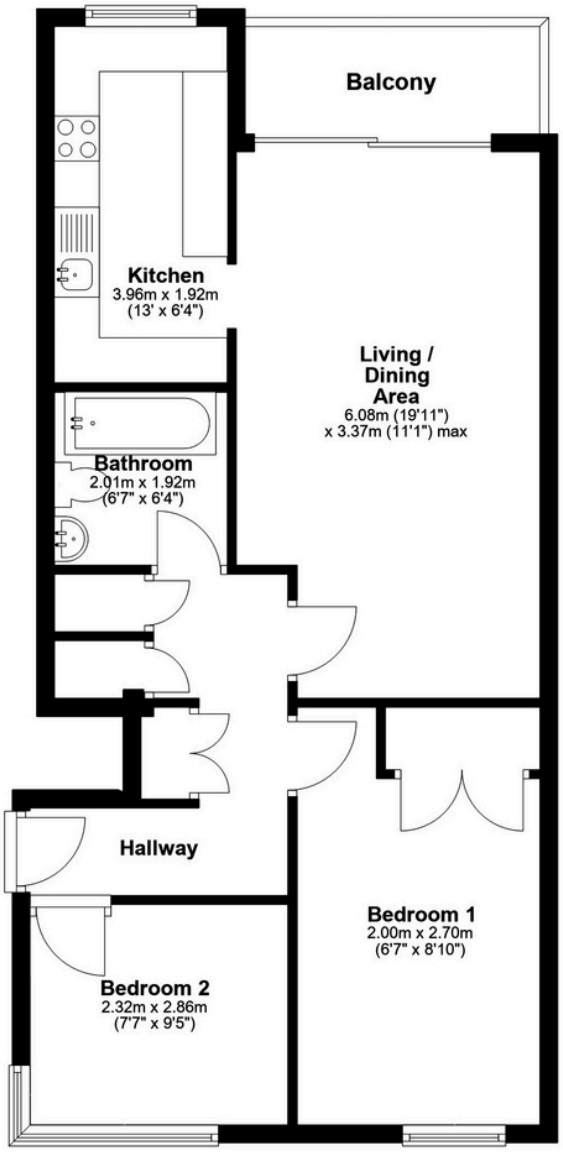
Arun Court, Pulborough

Approximate Total = 653.1 sq ft / 60.7 sq m

(excluding garage & balcony)

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Floorplan for illustrative purposes only, features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.



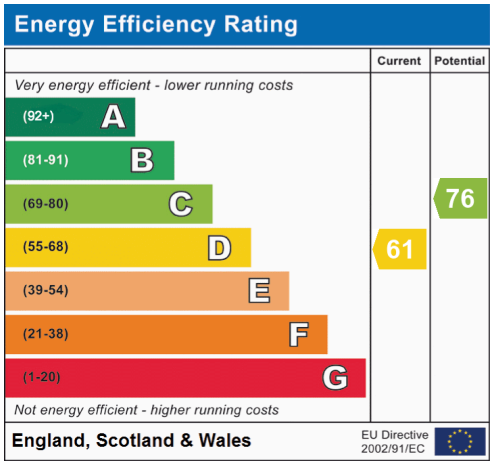
1st Floor



Ground Floor

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.