

OAKFIELD

Station Road, Pulborough

£1,200 Per Calendar Month

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# Station Road, Pulborough

Situated on the first floor, this is the only one bedroom flat in the development which offers modern and convenient living throughout. Upon entering, you are welcomed by a spacious hallway leading to a bright open-plan living and kitchen area. The contemporary fitted kitchen features integrated appliances including a fridge/freezer, and dishwasher, along with an electric oven and hob and a freestanding washer/dryer.

The living area benefits from double doors opening onto a private balcony a delightful addition to enjoy during the spring and summer months.

The bedroom is a generous double room. The bathroom is fitted with a bath offering an overhead shower, wash hand basin and WC.

The bedroom is laid to carpet, while the entrance hall and open-plan kitchen/living area feature wooden flooring throughout. The property is heated via electric heating.

Externally, there is allocated parking for one vehicle. The property is conveniently located just a five-minute walk from Pulborough mainline train station, offering direct links to Brighton and London Victoria.

Please note:
A minimum household income of £36,000 is required
Cats would be considered



















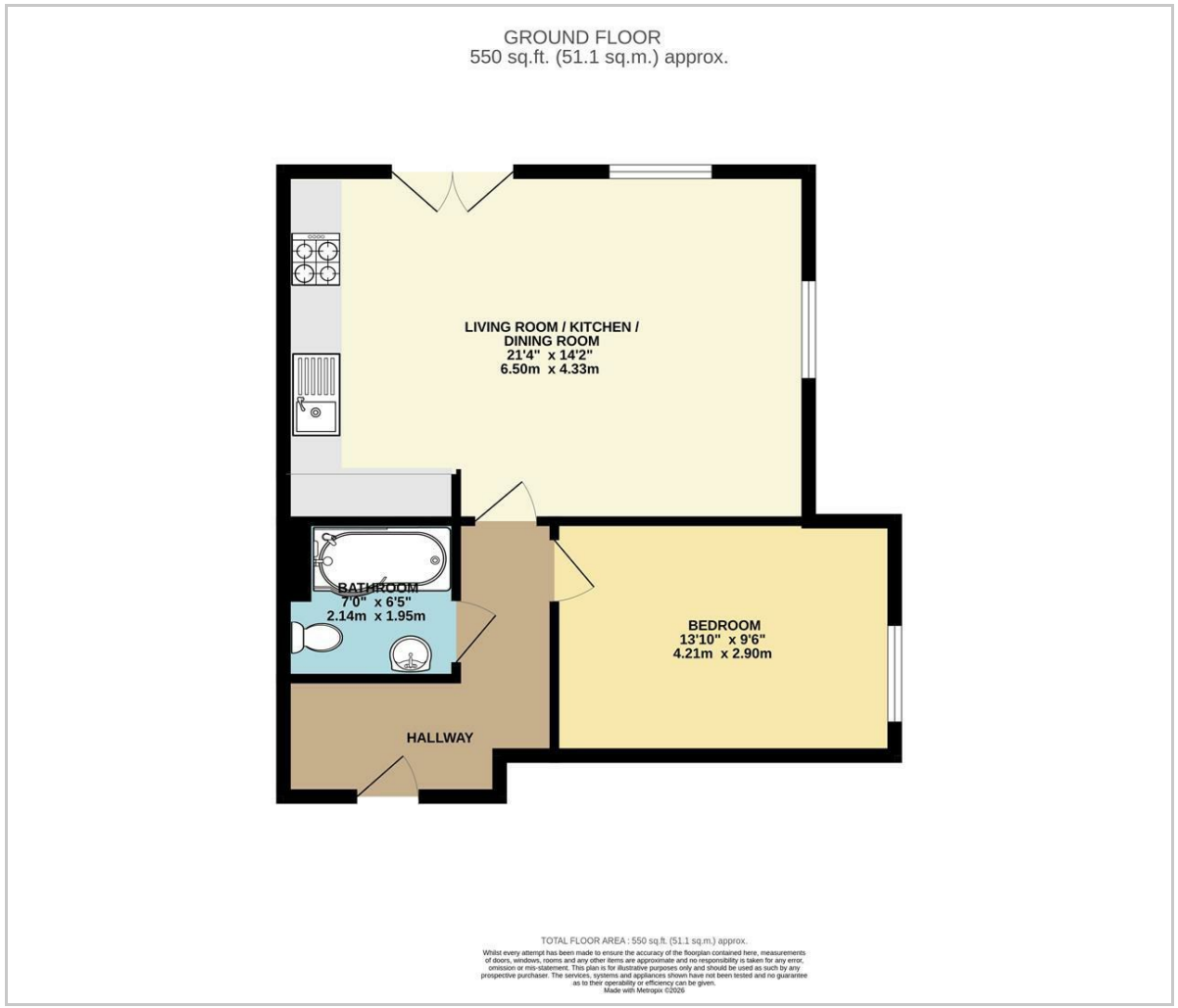
**Living Room / Kitchen**
21'3" x 14'2" (6.50 x 4.33)

**Bedroom**
13'9" x 9'6" (4.21 x 2.90)

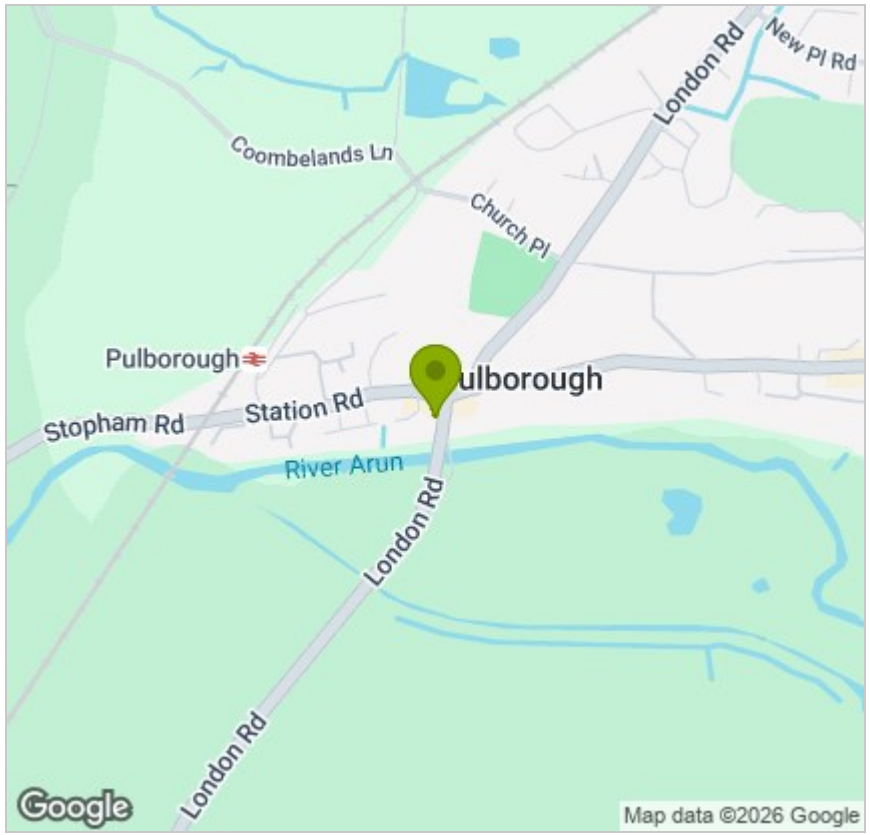
**Bathroom**
7'0" x 6'4" (2.14 x 1.95)

Some of the marketing images have been digitally enhanced using AI to add furniture and styling for illustrative purposes. These images are intended to help showcase the potential of the space, and the property is offered unfurnished unless otherwise stated.

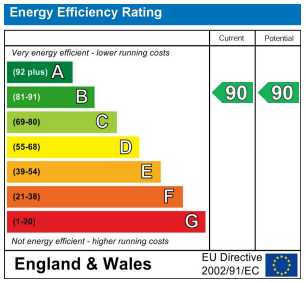
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact us on 01273 526025
if you wish to arrange a viewing appointment for this property or require further information.

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