



Top Floor Flat, 25 London Road, Pulborough - RH20 1AS

Guide Price **£175,000**

Top Floor Flat, 25 London Road, Pulborough

- One bedroom first floor flat with private entrance door and close to amenities including main line railway station and doctors surgery
- Off-road parking
- Large windows
- Abundant natural light
- Modern kitchen units
- Integrated oven and hob
- Modern bathroom with bath and shower
- Period brick exterior
- No forward chain

This one bedroom first floor flat offers a fantastic opportunity for first-time buyers, investors, or those seeking a convenient base close to local amenities. The property benefits from its own private entrance door, providing a sense of independence and privacy. Inside, large windows allow abundant natural light to fill the space, creating a bright and welcoming atmosphere throughout. The modern kitchen is fitted with sleek units, an integrated oven, and a hob, making it both stylish and practical. The bathroom includes a bath with shower over.

Externally, the property provides off-road parking, a valuable asset in this central location. Residents will appreciate the convenience of being within easy reach of the main line railway station and the local doctors surgery, as well as a range of shops and services. The flat is offered to the market with the advantage of no forward chain.



The area around Pulborough provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast. The local countryside provides numerous walks and bridle paths including the South Downs Way. Of special note is the RSPB nature reserve at Wiggonholt Brooks. Pulborough has rugby, bowls and cricket clubs, where there are leisure centres at Storrington and Billingshurst. There is a main line railway station with links to London Victoria and the South Coast. Schooling locally is St Mary's C of E aided primary school and secondary school is The Weald School in Billingshurst.

Council Tax band: B

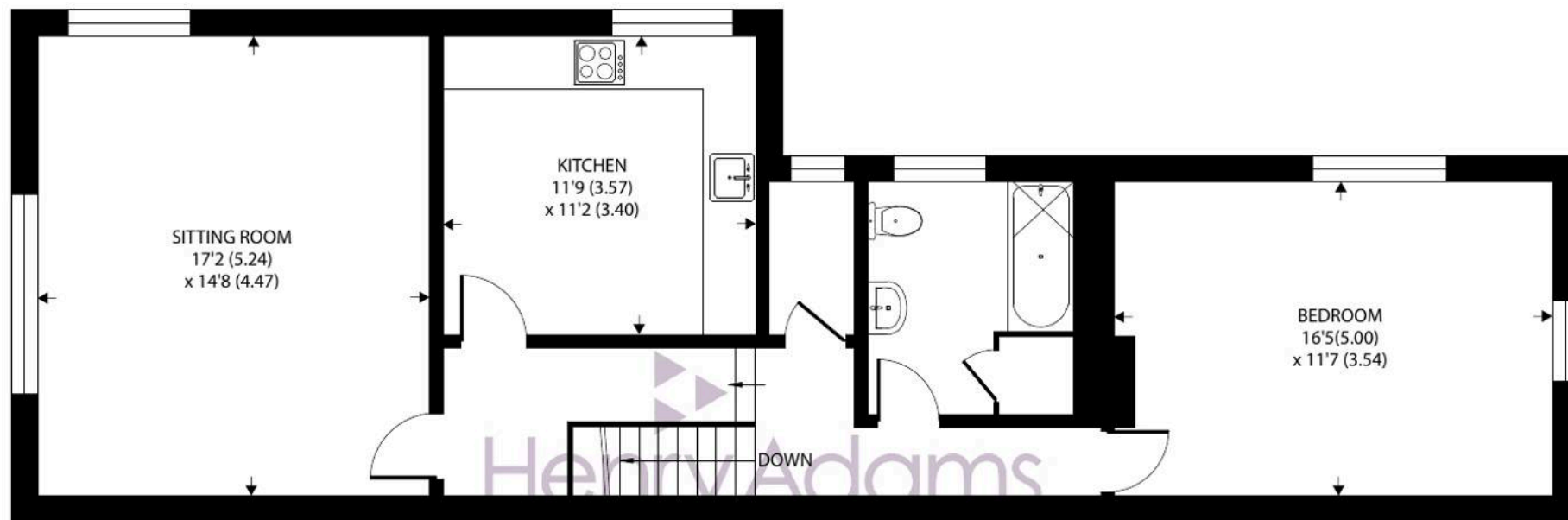
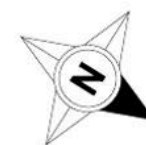
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







FIRST FLOOR

Henry Adams
estate agents



GROUND FLOOR

Approximate Area = 936 sq ft / 86.9 sq m
For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.