



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

Guide Price £200,000

## Ground Floor Flat, 25 London Road, Pulborough

- Ground floor flat, close to amenities which would benefit from updating and modernisation
- Private entrance
- Off-road parking
- Front garden area
- Spacious layout extending to over 900 sq ft
- Large windows
- Ample natural light
- Modern kitchen (gas hob and extractor hood)
- Bath-tub with shower
- No forward chain

This spacious two-bedroom ground floor flat offers an excellent opportunity for buyers seeking a property with potential for updating and modernisation. Extending to over 900 square feet, the flat features a generous layout with large windows throughout, ensuring ample natural light in every room.

The property benefits from a private entrance, providing added privacy and convenience. The kitchen is equipped with a gas hob and extractor hood, while the bathroom includes a bath with shower over. Both bedrooms are well-proportioned and well-lit, offering comfortable accommodation for a variety of buyers. The flat also comes with off-road parking, providing a practical solution for residents or visitors. Situated close to local amenities, this property is well-placed for easy access to shops, transport links via bus or train, making it an attractive choice for first-time buyers, investors, or those looking to downsize.

Offered with no forward chain, this flat represents a rare opportunity to acquire a property with significant scope to add value and personalise to your own taste. Early viewing is highly recommended to appreciate the space and potential this home has to offer.



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: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









Approximate Area = 913 sq ft / 84.8 sq m  
For identification only - Not to scale



## Henry Adams - Storrington

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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.