



27 Arun Prospect, Station Road - RH20 1AL

Guide Price £240,000



27 Arun Prospect, Station Road, Pulborough

- Second floor apartment with beautiful views over the River Arun
- Sitting room with balcony and large windows over looking the South Downs
- Re-fitted kitchen with built in oven and hob with space for other appliances
- Two double bedrooms and a single room or a home office
- Modern family bathroom with large bath
- Walkable to Pulborough Train Station
- Car port and on street parking
- Communal gardens and lift

This spacious and well presented three bedroom flat is situated on the second floor of a sought-after development, offering stunning views over the tranquil River Arun and the rolling South Downs beyond. The property features a bright and airy sitting room, enhanced by large windows that flood the space with natural light and provide direct access to a private balcony, creating an ideal spot to relax and enjoy the picturesque outlook.

The re-fitted kitchen is thoughtfully designed with a built-in oven and hob, complemented by ample worktop space and room for additional appliances, making it both practical and stylish for every-day living. The accommodation includes two generously proportioned double bedrooms, each offering comfortable and versatile spaces, while the third bedroom serves equally well as a single room or a dedicated home office, catering to a range of lifestyle needs.

The modern family bathroom is equipped with a large bath and contemporary fixtures, providing a peaceful retreat for relaxation. Additional benefits of this appealing apartment include convenient on-street parking for residents and visitors (subject to availability), as well as access to well-maintained communal areas within the building, including a lift for easy access to all floors.

The location is particularly desirable, being within easy walking distance of Pulborough Train Station, which offers direct links to London and the South Coast, making it ideal for commuters or those looking for excellent transport connections. The property also benefits from a car port and on street parking (subject to availability). With its combination of generous living space, modern finishes, and enviable views, this property represents a wonderful opportunity for those seeking a comfortable and well-connected home in a picturesque riverside setting.

The current lease is 99 years from September 2005. (78 years remaining, new lease will be purchased upon completion)

Service charge, including ground rent is £2,220 per annum paid quarterly.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

LOCATION

The surrounding area of Pulborough offers an excellent range of sporting and recreational facilities. Golf enthusiasts are well catered for with West Sussex Golf Club nearby, as well as highly regarded courses at Cowdray Park and Goodwood. There is also gliding at nearby Parham, while Pulborough Rugby Club and a variety of tennis, cricket and football clubs can be found in neighbouring Storrington. Leisure centres are available in both Storrington and Billingshurst, with a wider selection of cultural amenities including theatres in Chichester, Horsham and Worthing. For those who enjoy coastal pursuits, sailing centres can be found all along the south coast.

The surrounding countryside is a particular highlight, offering an abundance of scenic walks and bridleways, including access to the South Downs Way. From the property, there are a number of delightful routes leading to local pubs and vineyards, perfect for enjoying the area's renowned food, wines and ales. Of special note is the nearby RSPB nature reserve at Wiggonholt Brooks, providing a haven for wildlife and nature lovers.

There is a good selection of well-regarded schools in the area, including St Mary's C of E Primary School in Pulborough and The Weald School in Billingshurst for secondary education. Other nearby options include West Chiltington Primary School, Midhurst Rother College and Steyning Grammar School. For those considering independent education, Dorset House, Seaford College and Farlington School are all within convenient reach.







Approximate Area = 724 sq ft / 67.2 sq m (excludes carport / store)
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.