



Price
£340,000

Freehold

2x  2x  1x 

**The Willows, Station
Road, Pulborough, West
Sussex, RH20**

OVER 60?

Secure this property
for up to **59% less!**

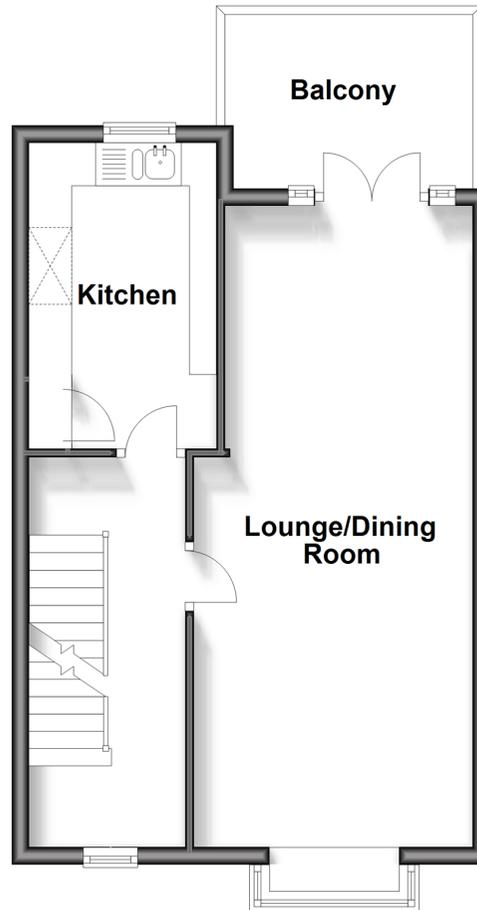
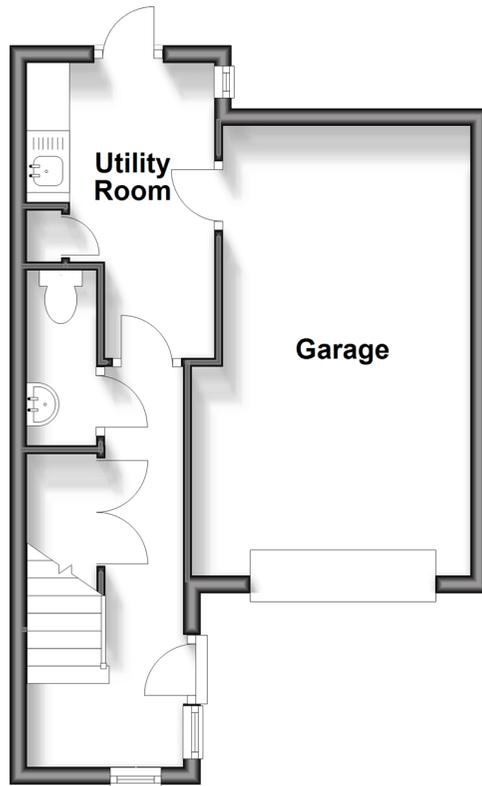
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First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)

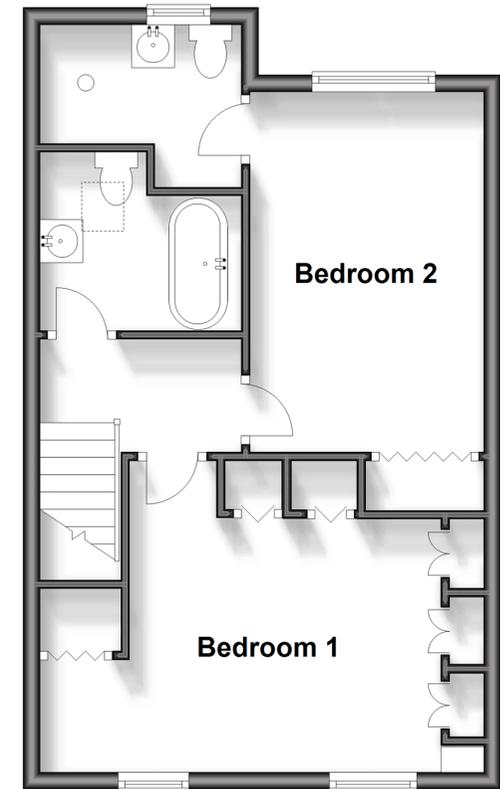
Ground Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



Second Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Utility Room: 11'3 x 7'2 (3.43m x 2.19m)

FIRST FLOOR

Landing
Kitchen: 11'9 x 7'2 (3.58m x 2.19m)
Lounge/Dining Room: 25'7 x 10'7 (7.80m x 3.23m)
Balcony

SECOND FLOOR

Landing
Bedroom 1: 15'3 up to fitted wardrobes x 9'0 into fitted wardrobes (4.65m x 2.75m)
Bedroom 2: 17'1 up to fitted wardrobes x 11'9 (5.21m x 3.58m)
En-Suite Wet Room
Bathroom

OUTSIDE

Integral Garage: 17'7 x 10'5 (5.36m x 3.18m)
Driveway
Rear Patio Area



Main features

- Immaculate townhouse set over three floors
- Beautiful views over the River Arun and towards the South Downs National Park
- Set in a small development for the over 50's
- Ideal location for the train station with direct links into London Victoria
- Walking distance to the Pulborough Brooks, shops and other amenities



Nearest Schools

N/A



Transport Information

Train Stations: Pulborough 0.1 miles



Address

The Willows, Station Road, Pulborough, West Sussex, RH20



Directions

For directions to this property please contact us.



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Call Pulborough Branch 01798 875151 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	C(73)	B(84)

21404631/20240325/KT/JD