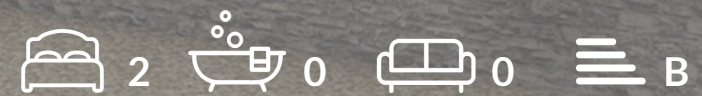




OAKFIELD



Station Road, Pulborough  
£1,375 Per Calendar Month



## Station Road, Pulborough

\*\*\*DEVELOPMENT OF 8 NEW HOMES WITH PRIVATE ALLOCATED PARKING\*\*\*

The development consists of eight flats in total, including seven two-bedroom apartments (some benefiting from en-suite facilities to the principal bedroom) and one one-bedroom apartment.

Situated on the ground floor, this particular flat offers modern and convenient living throughout. Upon entering through the private entrance, you are welcomed into a bright open-plan living and kitchen area. The newly fitted contemporary kitchen features integrated appliances including a fridge/freezer, washer/dryer and dishwasher, along with an electric oven and hob.

The principal bedroom is a generous double room with the added benefit of an en-suite bathroom comprising a bath with overhead shower and WC. There is a second bedroom and a separate main bathroom fitted with a shower cubicle, wash hand basin and WC.

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

The property benefits from a courtyard garden area.

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 £44,250 is required  
Cats would be considered





**Living Room & Kitchen**

20'2" x 11'7" (6.16 x 3.55)

**Bedroom One**

16'9" x 9'5" (5.11 x 2.89)

**Bedroom Two**

11'0" x 9'4" (3.36 x 2.86)

**Bathroom**

10'8" x 6'0" (3.26 x 1.85)

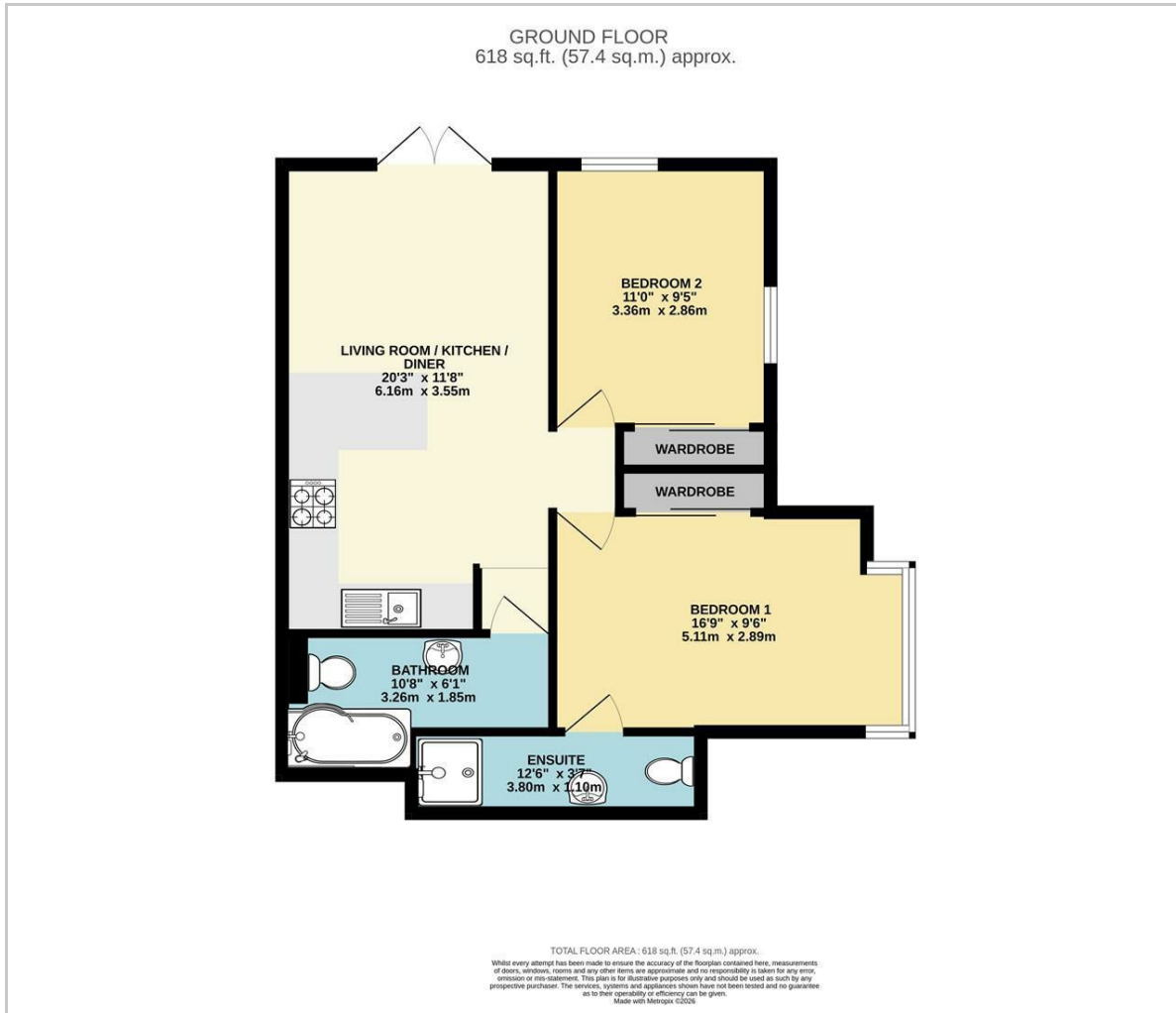
**En-Suite**

12'5" x 3'7" (3.80 x 1.10)

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

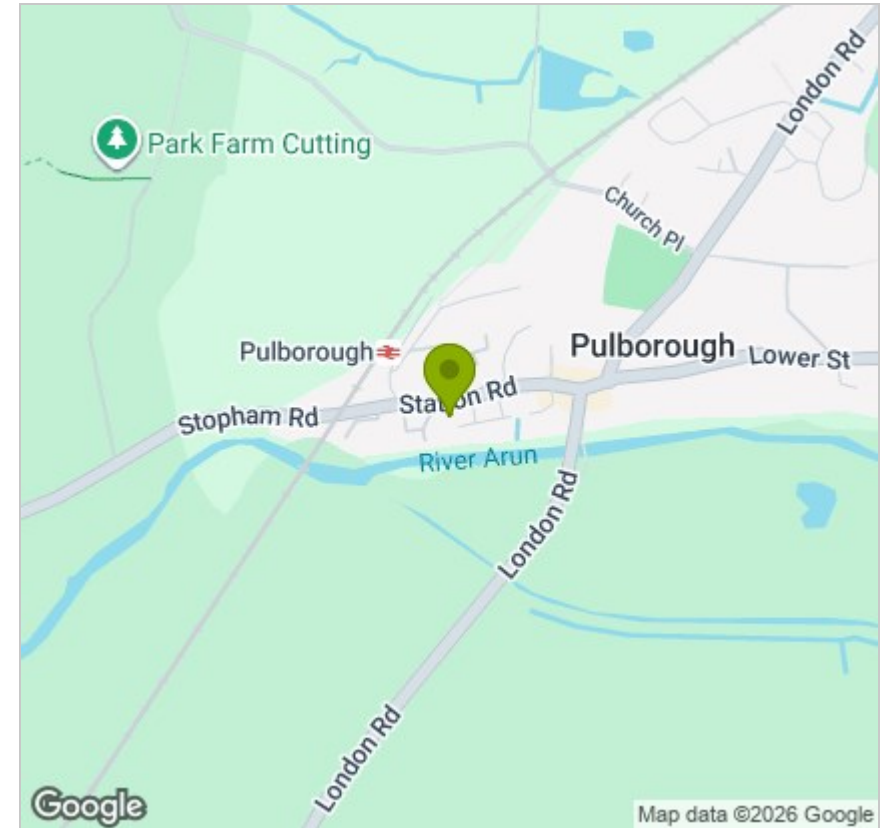


## Viewing

Please contact us on 01273 474101  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

