



OAKFIELD



Station Road, Pulborough  
£1,450 Per Calendar Month



## Station Road, Pulborough

Available for occupation from mid-March is this newly developed building comprising a selection of exclusive new homes.

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, you are welcomed by a spacious hallway leading to a bright open-plan living and kitchen area. The newly fitted contemporary kitchen features integrated appliances including a fridge/freezer and dishwasher, along with an electric oven and hob. The property also offers a washer/dryer.

The living area benefits from double doors opening onto a courtyard area a delightful addition to enjoy during the spring and summer months.

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

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**

19'2" x 16'4" (5.85 x 4.99)

**Bedroom One**

10'5" x 9'8" (3.19 x 2.97)

**En-Suite**

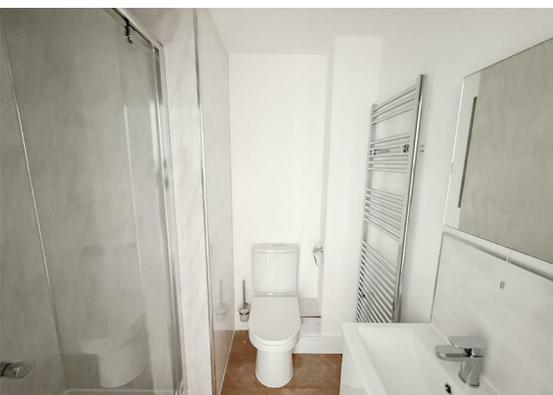
6'5" x 5'2" (1.98 x 1.60)

**Bedroom Two**

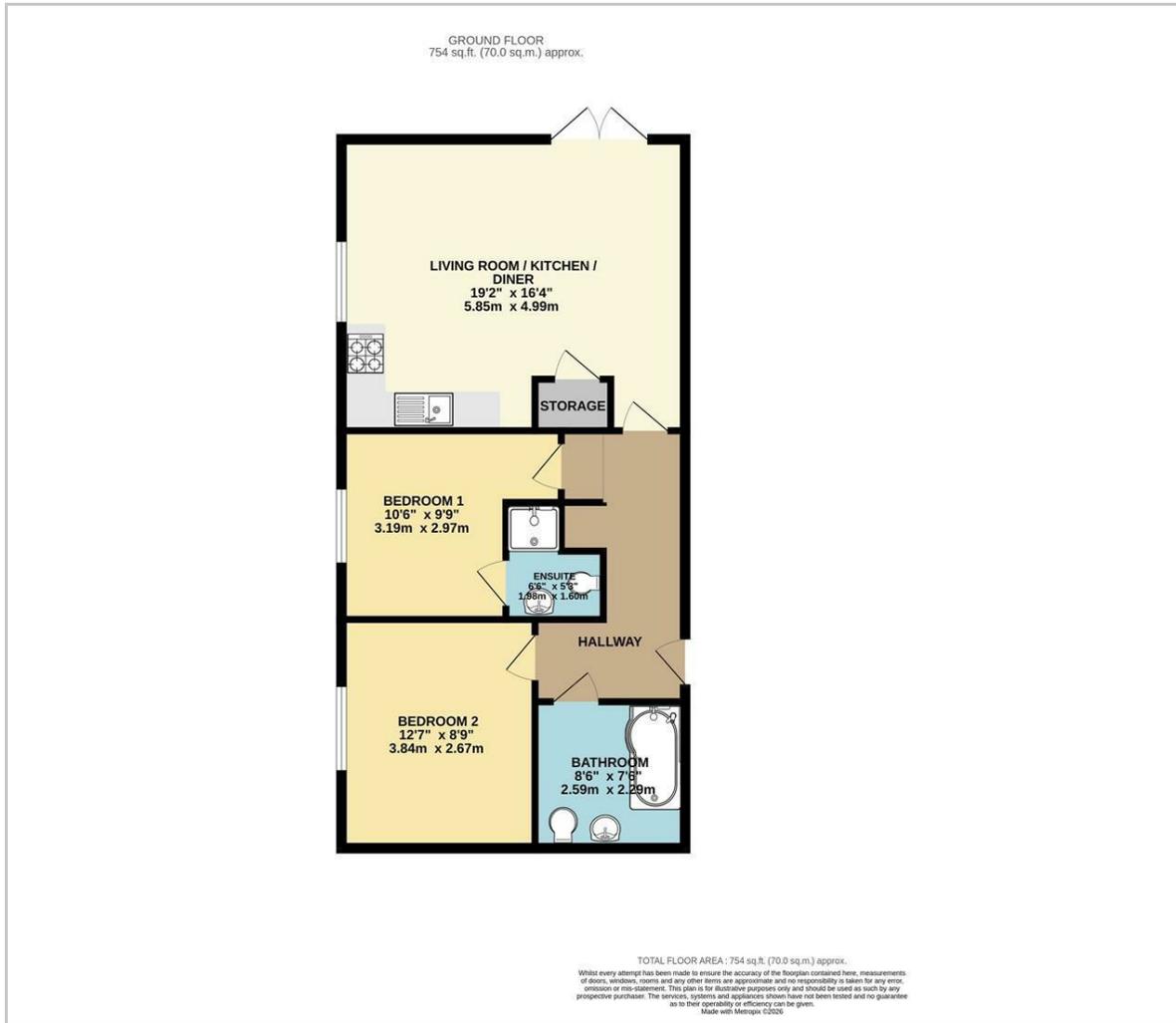
12'7" x 8'9" (3.84 x 2.67)

**Bathroom**

8'5" x 7'6" (2.59 x 2.29)



## Floor Plan

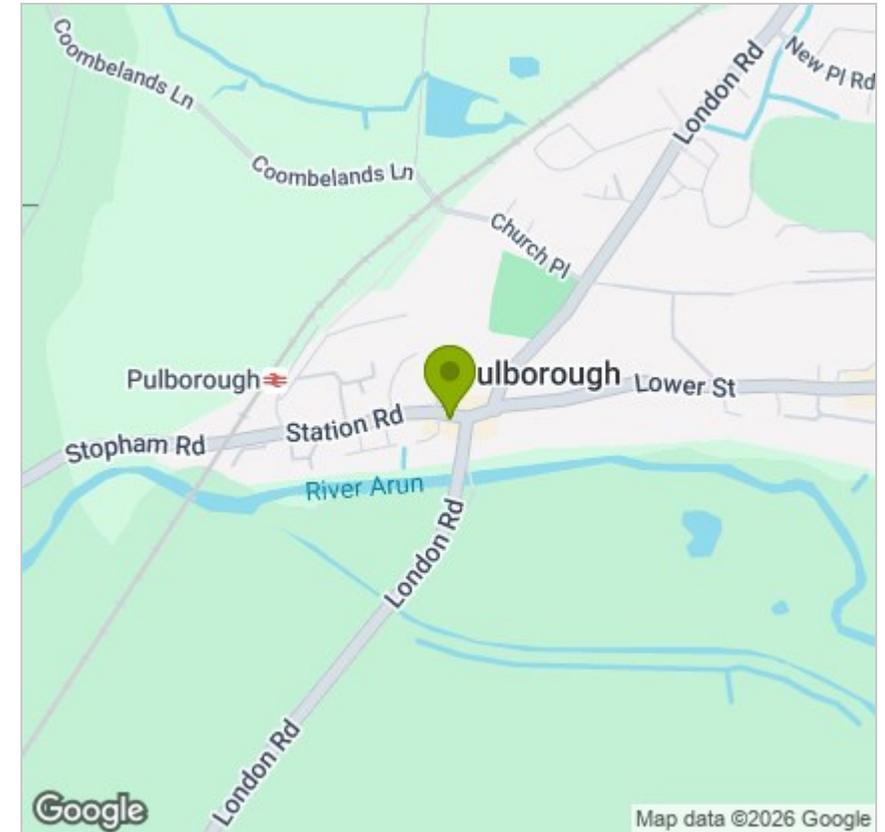


## Viewing

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

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## Area Map



## Energy Efficiency Graph

