



£399,950

Spiro Close, Pulborough, West Sussex

kw **MARTIN**
LUNDY-LESTER



Spiro Close, Pulborough, West Sussex, RH20 1DU

Chain free, this immaculately presented three bedroom house offers almost 1100 sq. ft of living space, plus a garage in a nearby block.

The kitchen features integrated appliances and space for a small table and chairs. The lounge/dining room is a really good size and opens onto a conservatory with low maintenance, south west facing garden beyond. There is a large understairs cupboard for storage, plus a ground floor cloakroom / WC. Upstairs, all three bedrooms are well proportioned, the principal having an ensuite shower room. The guest bedroom has a "Jack and Jill" style bathroom, also accessed from the wide landing, whilst the third bedroom would make a great children's bedroom or study to work from home. As well as the garage, there is an allocated parking space and visitor parking close by.

Commuters will love that the station is only a ten minute brisk walk away, with direct routes to London and Gatwick. Families are well served, with the primary school less than half a mile from the property and older kids catching a bus to The Weald from a stop just down the road. Tesco and the medical centre are almost on the doorstep, with a range of independent and specialist shops, pubs, cafes and restaurants all available in the village.

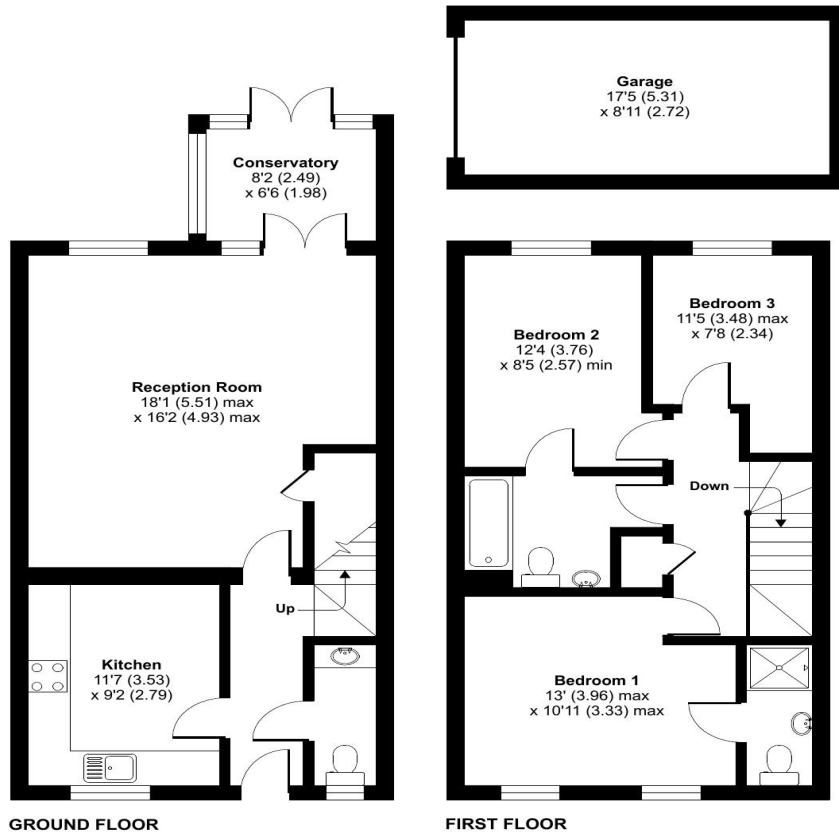






Spiro Close, RH20

Approximate Area = 1086 sq ft / 100.9 sq m
 Garage = 157 sq ft / 14.6 sq m
 Total = 1243 sq ft / 115.5 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1139408



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.