



Price Range £175,000 - £185,000

Spiro Close, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Spiro Close, Pulborough RH20 1FE

Offered chain free, this second floor apartment offers modern, open plan living within a few minutes walk of the station, shops, bars and all local amenities. The property has its own parking space right outside the main entrance to the building and there is a large communal garden. There is a lift to all floors and Wey House has a well maintained, almost hotel-like feel to it.

The kitchen / living / dining room offers plenty of space to socialise with family and friends, or to simply relax at the end of the day. This bright and welcoming room features a lovely west-facing Juliet balcony.

Both bedrooms also have a westerly aspect and the Jack and Jill bathroom has doors onto the entrance hall as well as from the principle bedroom. A large built in cupboard provides ample storage for coats, shoes and so on.

Pulborough's mainline station is only a few minutes walk away, with direct routes to London and Gatwick. Tesco and the medical centre are very close by, with wonderful country walks almost on the doorstep. Lovers of the great outdoors will appreciate all that the village has to offer. With a long lease, this apartment would make a great first time or investor buy





Spiro Close, Pulborough, RH20

Approximate Area = 538 sq ft / 49.9 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024.
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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		
(69-80) C	80	80
(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.