



Price Range £375,000 - £395,000

The Spinney, Pulborough



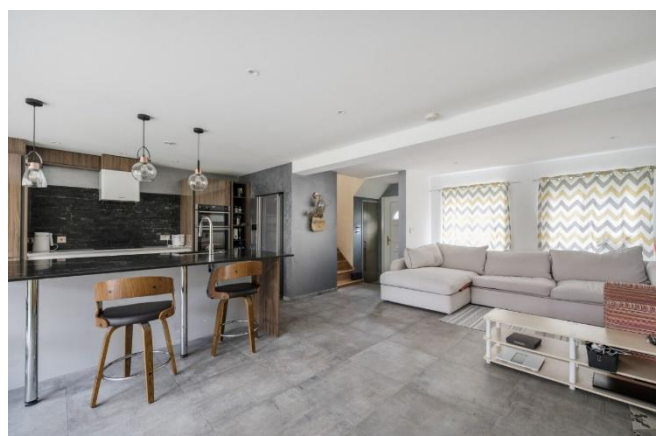
MARTIN
LUNDY-LESTER



The Spinney, Pulborough, RH20 2AP

Having undergone a programme of refurbishment and remodelling, this mature three bedroom house offers family-friendly space within easy walking distance of the station, school and shops.

The open plan lounge / dining / kitchen has a large breakfast bar and smart, modern kitchen with integrated appliances. Sliding patio doors open onto a covered seating area with pizza oven, perfect for enjoying al fresco dining. There is a small lawn and access to a utility room with large shower room off. Upstairs, all three bedrooms are really good sizes and there is a family bathroom. To the front of the property is another garden area, plus there's a gated side courtyard from the utility room, ideal for storing bikes, wheelie bins and so on.



The primary school, recreation ground and play park with outdoor gym are just down the road, whilst older children can catch a bus to The Weald from a nearby stop. Pulborough's mainline railway station is about a mile on foot, with direct routes to London and Gatwick.



The Spinney, Pulborough, RH20

Approximate Area = 1244 sq ft / 115.5 sq m

For identification only - Not to scale



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.