



Price Range £350,000 - £365,000

The Spinney, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

The Spinney, Pulborough RH20 2AP

Offered chain free, this two double bedroom mid terrace house sits along a popular residential road, within walking distance of shops, cafes, bars, takeaways and restaurants. It has driveway parking for two cars and a surprisingly long, lawned rear garden, perfect for entertaining friends and family or for children to play.

The living / dining room is bright and airy, with French doors onto the (almost exactly) south facing patio seating area. The modern kitchen has good quality integrated appliances and there is a useful laundry / store room outside, in addition to a timber outbuilding, perfect for keeping bikes and garden furniture, etc in. Both bedrooms are good doubles and the bathroom feels fresh and modern, with a white suite.

The primary school and playground are only a short stroll away, along with an outdoor gym and a vibrant sports and social club with community cafe. Older children catch a school bus to The Weald from a stop just around the corner. Commuters will appreciate the mainline station being only a mile away, with direct routes to London and Gatwick. Wonderful walks will be found close by, including into The Wildbrooks and South Downs National Park beyond.





The Spinney, Pulborough, RH20

Approximate Area = 800 sq ft / 74.3 sq m

Outbuilding = 101 sq ft / 9.3 sq m

Total = 901 sq ft / 83.6 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		
69-80	C	73 C	80 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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2025. Produced for Lundy-Lester Ltd. REF: 1373301

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