



Price Range £440,000 - £460,000

Spiro Close, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Spiro Close, Pulborough RH20 1DU

Chain free, this four bedroom end of terrace house was built by David Wilson Homes around 2008 and is well placed for access to all local amenities. Tesco and the medical centre are just around the corner and the mainline railway station is only a few minutes away on foot. The primary school is a ten minute stroll, with older kids catching a school bus to The Weald Secondary School from a stop just down the road. Wonderful country walks into the South Downs are close by, plus a range of independent and specialist shops, bars, cafes, takeaways and restaurants.

Freshly redecorated throughout, the property offers more than 1100sq ft of living space, including a bright, dual aspect living room, plus a study / playroom in addition to the dining kitchen. Upstairs, two of the bedrooms are ensuite and there is also a family bathroom, making this a great home for anyone with teens or grown up children who are keen to have their own space. There's driveway parking for two cars and a good sized, lawned garden to the rear, with mature trees offering a good degree of peace and seclusion.





Spiro Close, Pulborough, RH20

Approximate Area = 1230 sq ft / 114.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © ncb.com 2024. Produced for Lundy-Lester Ltd. REF: 1342243



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		83 B
69-80	C	77 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.