



£1,100 pcm

Wey House, Spiro Close, Pulborough

**kw** **MARTIN LUNDY**  
ESTATE AGENTS

## Wey House, Spiro Close Pulborough, RH20 1FE

This lovely duplex apartment sits over two floors and feels more like a house than a flat. The entrance hallway is on the first floor of the well maintained building, which has a lift to all floors and an intercom security system.

There is a large open plan lounge // dining / kitchen area overlooking the front of the development. A spiral staircase leads to the second floor landing, with refitted bathroom, large store cupboard and a good sized double bedroom off. A secondary entrance door opens onto the second floor, ideal for bringing in furniture or when heading off on holiday with suitcases. There is an allocated parking space, plus visitor parking and a large communal garden.

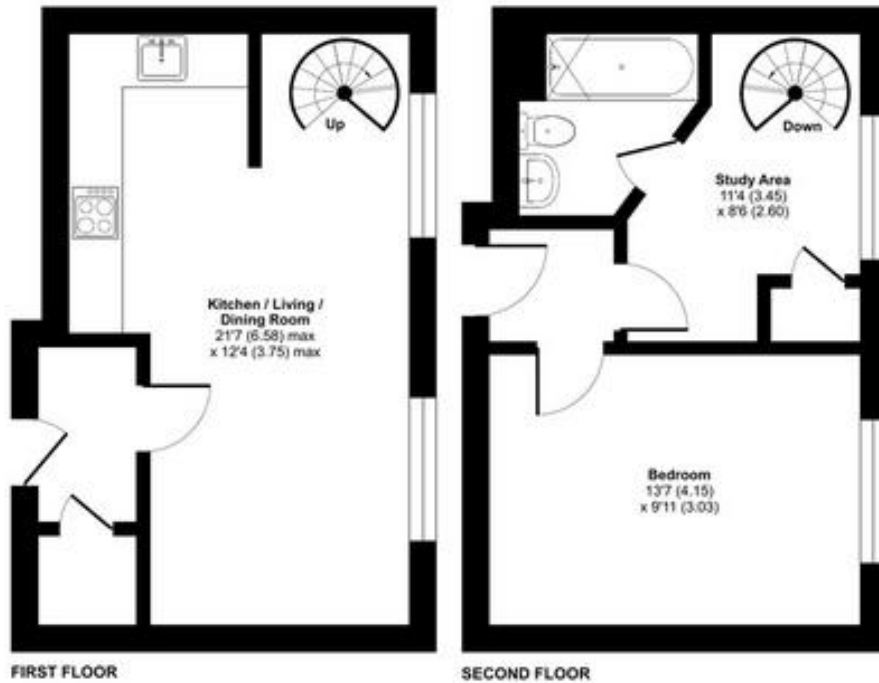


Well placed for all local amenities, the apartment has been recently redecorated and new flooring laid. It's only a few minutes walk from Pulborough's mainline railway station, which has direct routes to London and Gatwick. The medical centre and Tesco supermarket are just around the corner, with a further range of shops, pubs, cafes and restaurants all within easy reach.



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Approximate Area = 571 sq ft / 53 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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nls/worm 2020. Produced for Lundy-Lester Ltd. REF: 1480254



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