

Price Range £360,000 - £375,000

The Spinney, Pulborough, RH20 2AP

MARTIN LUNDY
ESTATE AGENTS







The Spinney,
Pulborough, RH20 2AP

Situated within a popular residential area, only a few minutes walk from the primary school, this three bedroom mature semi-detached house offers family-friendly accommodation, convenient for all local amenities. There's a large recreation ground with play area and outdoor gym close by and the mainline railway station is less than a mile away on foot and offers direct routes to London and Gatwick.

There's a cosy wood burner in the dual aspect lounge/dining room and two sets of French doors open onto a patio seating area. The kitchen has a dual fuel range cooker and plenty of food preparation and storage space. The bathroom is upstairs and two of the bedrooms are doubles, the third being a really good single. Bedroom one features a full width mirrored wardrobe.

The driveway provides off road parking for several cars and leads to a 28ft by 14ft garage with remote control operation and direct access to the house - perfect for anyone who enjoys tinkering with a classic car, motorbikes and so on. The space would also make an excellent workshop, games or store room, overlooking the surprisingly good sized rear garden.

Chain free, the property offers excellent value for money, with 940 sq ft of living space in addition to the garage.







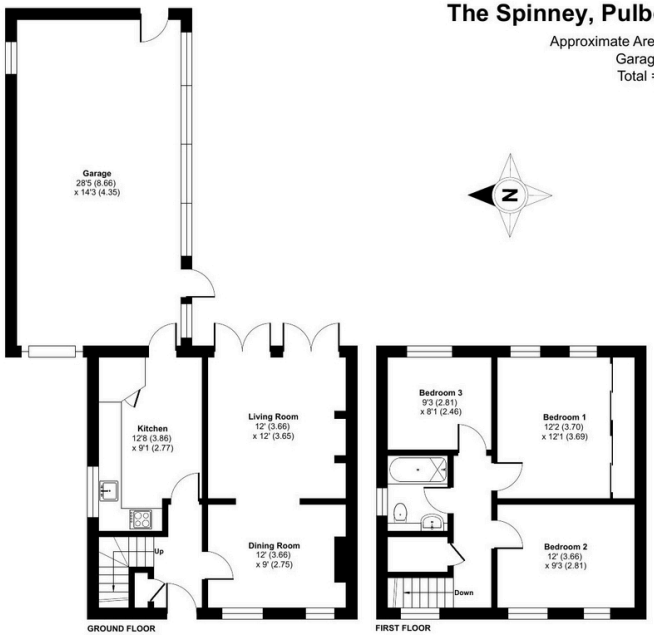






The Spinney, Pulborough, RH20

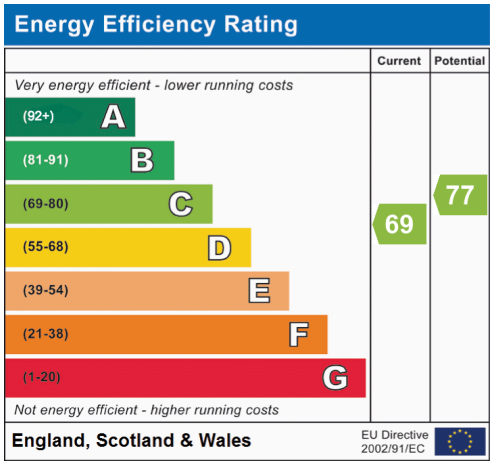
Approximate Area = 940 sq ft / 87.3 sq m
Garage = 405 sq ft / 37.6 sq m
Total = 1345 sq ft / 124.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Keller Williams DD. REF: 1550447

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.



MARTIN LUNDY ESTATE AGENTS

01798 817257

Lancaster House, Storrington Road, Thakeham, RH20 3NA

martin.lundy@kwuk.com

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.