



6 Wey House, Spiro Close, Pulborough, West Sussex RH20 1FE



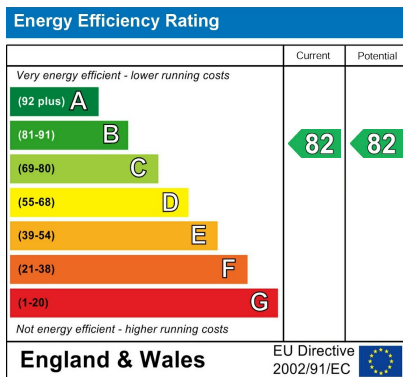


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Guide Price £185,000 Leasehold



- TWO BEDROOM GROUND FLOOR APARTMENT
- ALLOCATED PARKING
- MAINLINE STATION IN PULBOROUGH
- BRIGHT AND WELL PRESENTED
- CLOSE TO LOCAL AMENITIES



Accommodation

* Communal entrance * Inner hall * Kitchen/sitting room * Two double bedrooms * Family bathroom * Allocated parking * EPC rating B *

Directions

What3words ///serious.chitchat.skirting

The Property

This well-presented and naturally bright ground floor apartment is ideally situated close to Pulborough's mainline railway station, Tesco superstore, and modern medical centre and is being offered for sale with no onward chain. Accessed via a secure communal entrance with entry system, the apartment opens into a welcoming hallway leading through to a spacious open-plan kitchen/living room. This sociable space features a well-appointed kitchen area with matching units and integrated appliances, together with ample room for both dining and relaxing. There are two bedrooms, including a good-sized main bedroom and a versatile second bedroom which could also serve as a study or guest room. The accommodation is completed by a modern fitted bathroom.

Outside

Residents enjoy access to well-maintained communal gardens and grounds, together with allocated parking for one vehicle.

Situation

Pulborough is a large village on the northern bank of the River Arun with a good variety of local shops including butchers, hairdressers, a florist, public library, dentists, a Primary Health Care Centre, a Tesco store and Sainsbury's. The village has a primary school (St Mary's) and The Weald secondary school is at Billingshurst. There are also three churches, several pubs and a hotel. The mainline railway station at Pulborough is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29 and A283 cross at Pulborough.



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Sporting and Recreation

The area around Pulborough provides a wide range of sporting and recreational facilities with the West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at Parham, theatres at Chichester, Horsham and Worthing and sailing centres on the coast at Bosham and Chichester. There are some excellent pubs in and around Pulborough, many steeped in history. The local countryside provides numerous walks and bridle paths including the renowned South Downs Way. Of special note is the large RSPB nature reserve at Pulborough Brooks. Pulborough has rugby, bowls, and cricket clubs, and there are leisure centres at Storrington and Billingshurst.

Services

All mains are connected. According to Ofcom for this address Superfast broadband is available. Highest download speed is 80 Mbps.

Council Tax

Please contact Horsham District Council on (01403) 215100 Tax band B.

In The Know

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Viewing

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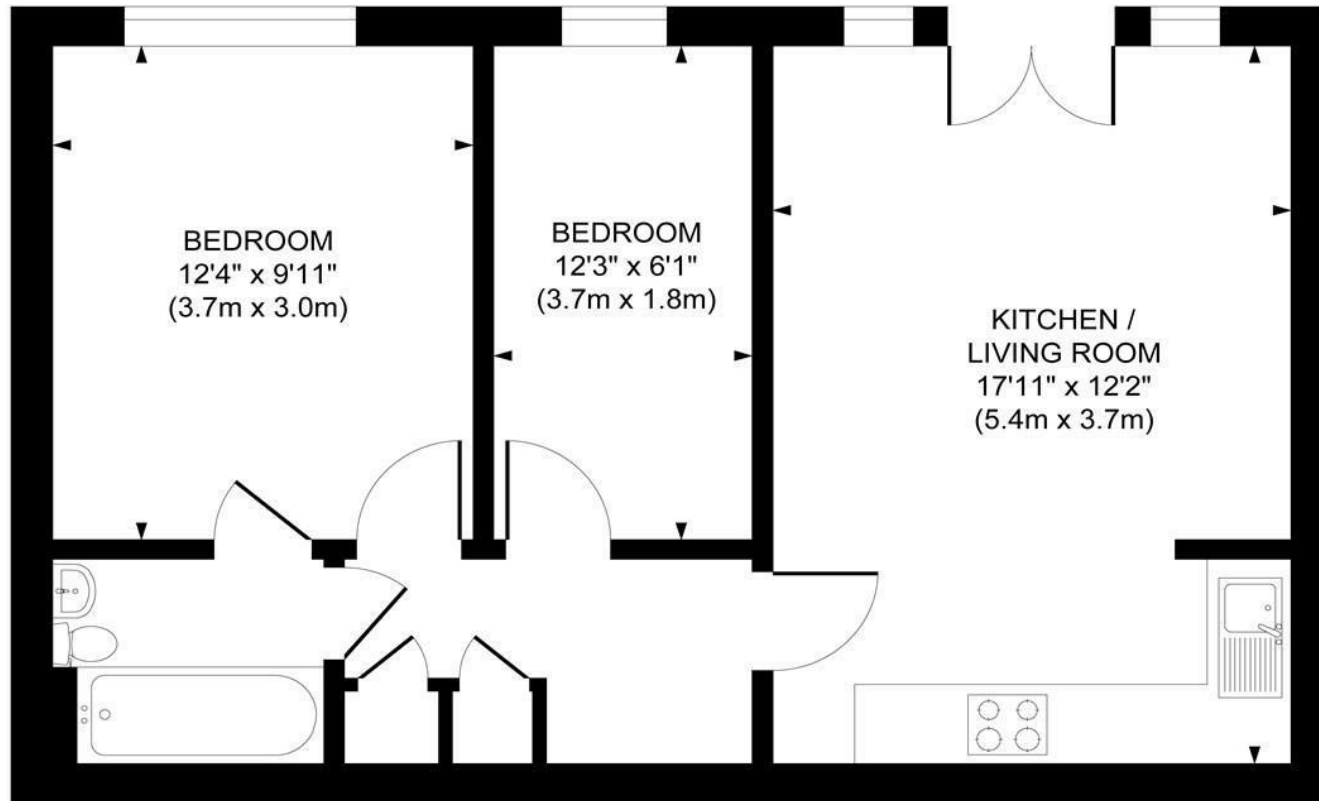


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Approximate Gross Internal Area
520 sq. ft / 48.34 sq. m



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements