



Located in a sought after development, this two bedroom first floor apartment is situated in a highly convenient position within easy distance of Pulborough mainline station, shops as well as Tesco and Sainsbury supermarkets. Internally, the accommodation comprises: sitting room with kitchen area and a 'Juliet' balcony, two bedrooms, jack and jill bathroom. Outside, there are communal gardens and allocated parking and visitor parking. The property benefits from having no onward chain.

## Security Entry Phone System

Doors to:

## Communal Entrance Hall

Lift and staircase to:

## First Floor Landing

Door to:

## Personal Entrance Hall

Radiator, shelved storage cupboard, airing cupboard housing gas fired boiler.

## Sitting Room/Kitchen

Rear aspect, double doors to 'Juliet' balcony, radiator.

## Kitchen Area

Range of units comprising: 'L' shaped work top, built-in four ring gas hob with electric oven below and extractor hood over, single drainer stainless steel sink unit with mixer tap, cupboards and appliance space below, range of wall and base units, space for fridge/freezer.

## Bedroom One

Rear aspect with radiator, door to:

## Jack and Jill Bathroom

Comprising: panelled bath with mixer tap, separate shower unit, low level w.c., pedestal wash hand basin with tiled splash back, heated towel rail, tiled floor, extractor fan.

## Bedroom Two

Rear aspect, radiator.

## Outside

Allocated parking space with visitors parking.

## Communal Gardens

Laid to lawn with flower beds, mature trees and shrubs.

## Lease length, Ground Rent and Maintenance details

Ground Rent: Approx. £340 p.a

Maintenance fee: Approx. £1315 p.a

Lease Length: Approx. 141 years remaining

EPC: B



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## Spiro Close, Pulborough, RH20

Approximate Area = 554 sq ft / 51.5 sq m  
For identification only - Not to scale



SECOND FLOOR



## Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.