



£359,950

Spiro Close, Pulborough, West Sussex, RH20 1DU

kwXCEED
KELLERWILLIAMS.



Spiro Close, Pulborough, West Sussex, RH20 1DU

Built to exacting specifications by David Wilson Homes around 2007, this immaculately presented three bedroom house overlooks a lovely green to the front and is conveniently placed for all local amenities.

The welcoming hallway opens onto a breakfast kitchen with integrated appliances and space for a small table and chairs. There is a useful ground floor cloakroom / WC and a large understairs cupboard. The lounge / dining room provides plenty of space to relax with family and friends, overlooking the sunny rear garden with gated access to the parking area beyond.

Upstairs are three bedrooms, two of which are doubles, the third a very good single. The principle bedroom has a view over the green from both windows and a lovely ensuite shower room. The second bedroom features built in wardrobes. The family bathroom has a modern white suite, with a shower above the bath.

The south east facing rear garden features a full width patio, with steps up to a smart, level area of blue slate chippings with tree and shrub borders. There is parking for one car in front of the garage, plus visitor parking spaces opposite the house and around the development.



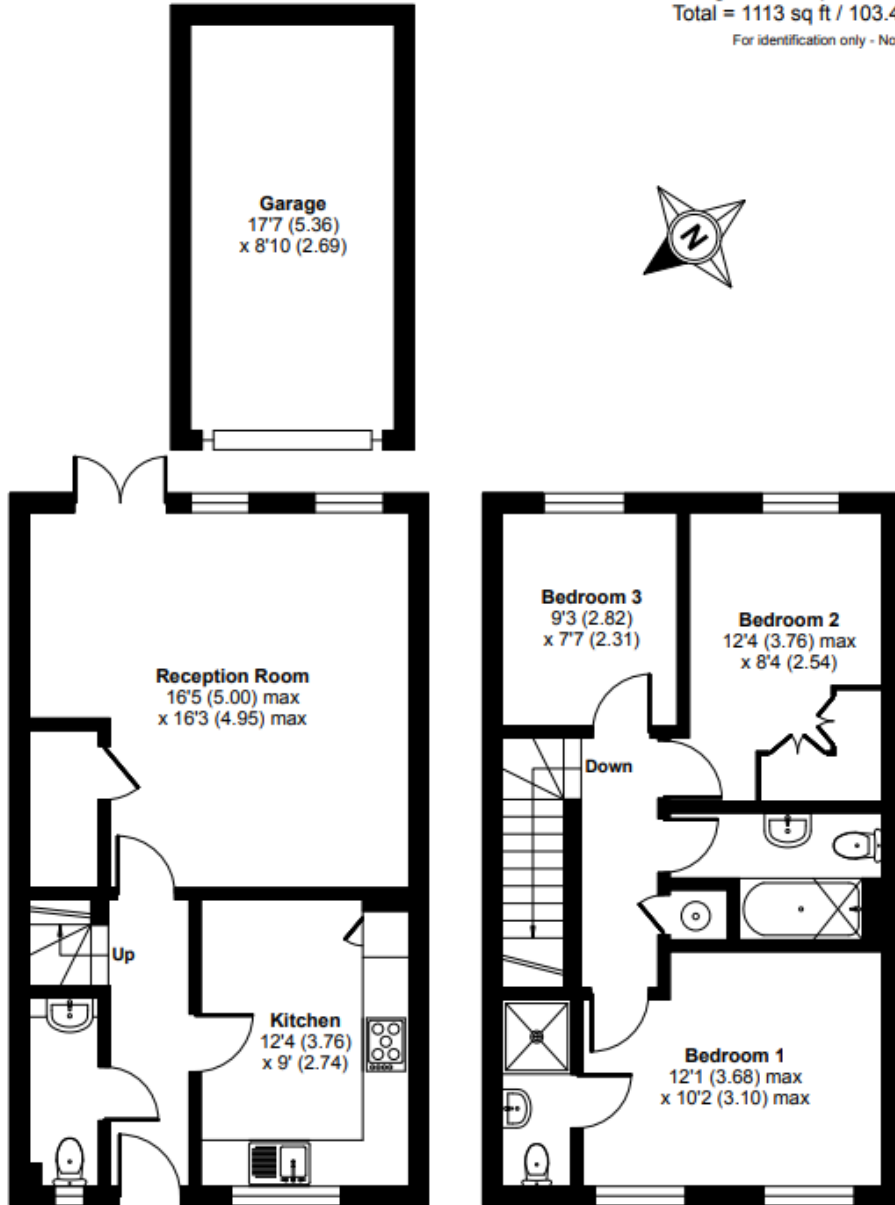
Perfect for a growing family, professional couple who work from home or as a buy to let investment, the property is steps away from the medical centre and a Tesco supermarket, with the primary school only ten minutes walk away. Pulborough's mainline railway station is also within strolling distance and provides direct routes to London and Gatwick.



Spiro Close, Pulborough, RH20

Approximate Area = 958 sq ft / 89 sq m
 Garage = 155 sq ft / 14.4 sq m
 Total = 1113 sq ft / 103.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lundy-Lester Ltd. REF: 985443



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			90
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



01798 817257 or 07788 531768

Lundy-Lester Ltd, West Chiltington, RH20 2LQ

martin.lundy-lester@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.