



Price Range £450,000 - £475,000
Spiro Close, Pulborough, West Sussex

kw **MARTIN**
LUNDY-LESTER



Spiro Close, Pulborough, West Sussex, RH20 1DU

This four bedroom home spans three floors and provides the perfect space to nurture family life together. The kitchen has lots of storage, a built in fridge/freezer, a dishwasher, a double oven, a gas hob and a washing machine. The large lounge/dining room has more than enough space for a big comfy sofa plus a deep storage cupboard under the stairs. Double doors lead to the veranda and garden. On the first floor is the family bathroom and two large double bedrooms with fitted wardrobes and ensuite shower rooms. A third double is currently used as a home working space and guest bedroom. The principle bedroom suite is on the second floor and features a dressing area with fitted wardrobes plus an en suite shower room. It also has a useful cupboard, ideal for storing luggage, Christmas decorations and out of season clothing.

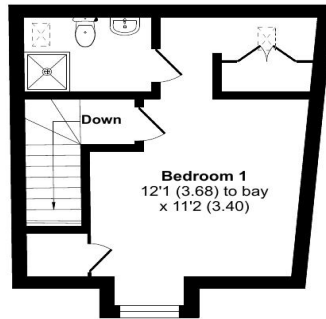
The majority of the windows in the property have been fitted with bespoke shutters, providing an extra level of privacy. The warm and welcoming property has a Hive system installed, making it easy to control hot water and heating, especially when returning from a holiday. The garden has two levels of patio and provides a peaceful haven in which to relax - hammock, novel and glass of wine optional! A glazed veranda covers the lower terrace and provides an open air extension to the lounge, making this a wonderful space for entertaining or unwinding after a busy day, especially in the warmer months. There is a roller blind for shade. A gate at the end of the garden leads to the parking area and garage, which has power and light and an electric roller shutter door. There is further resident/visitor parking at the front of the house and further along the road. Pulborough's mainline railway station is only a few minutes walk away, as is the village primary school. Older children catch a school bus to The Weald from a stop just around the corner. All local amenities are within easy reach, especially the medical centre and Tesco supermarket, both only a moment or two away on foot. Wonderful walks will be found in the South Downs nearby and there is a large children's playground and outdoor gym close by.



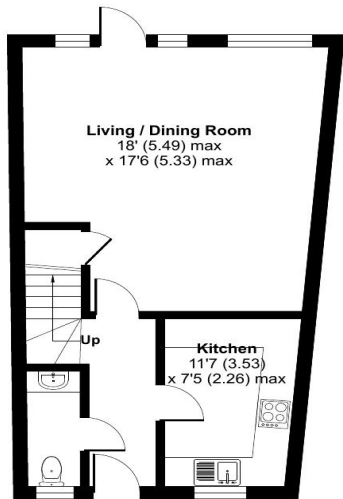


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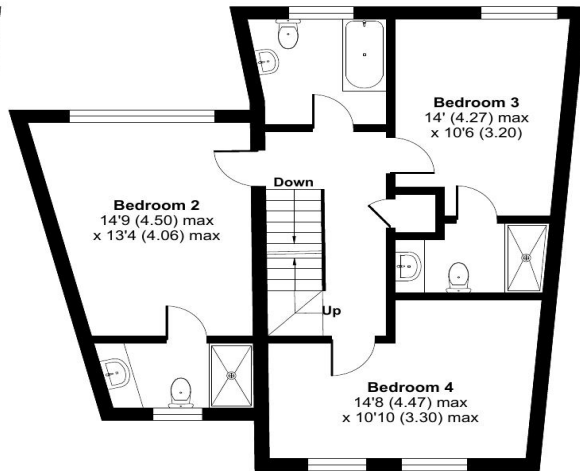
Approximate Area = 1502 sq ft / 139.5 sq m
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1095258



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			
(81-91) B			
(69-80) C		69	77
(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 	



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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.