



£425,000

The Spinney, Pulborough, West Sussex

kw **MARTIN**
LUNDY-LESTER



The Spinney, Pulborough, West Sussex, RH20 2AR

Within a few minutes walk of the primary school, playpark and recreation ground, this three bedroom semi detached house offers extended, family-friendly accommodation in a popular residential location.

The dual aspect living room feels bright and airy and opens onto a lovely, glazed conservatory, perfect for enjoying the evening sunset across the westerly facing garden. The large open plan kitchen/dining room has loads of cupboard and worktop space, plus a useful breakfast bar and space for a good sized table and chairs. A lean-to/sunroom sits alongside the kitchen, providing covered access to both gardens. All three bedrooms are well proportioned and the family bathroom is upstairs. The lawned front garden is easy to maintain and the driveway could potentially be widened for even more parking than the two vehicles it currently caters for. To the rear is a fully enclosed garden, with a patio seating area and ample space for children to play whilst adults relax or socialise with family and friends.



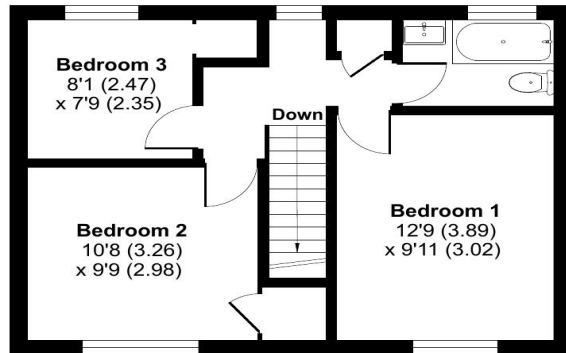
Pulborough's mainline railway station is about 20 minutes away on foot, or about a mile by car, with direct routes to London and Gatwick. St Mary's CofE is just down the road, with older children catching a school bus to The Weald from a number of stops nearby. All local amenities are within easy reach, including a range of independent and specialist shops, pubs, cafes, bars and takeaways, plus two supermarkets, dentists and a medical centre.



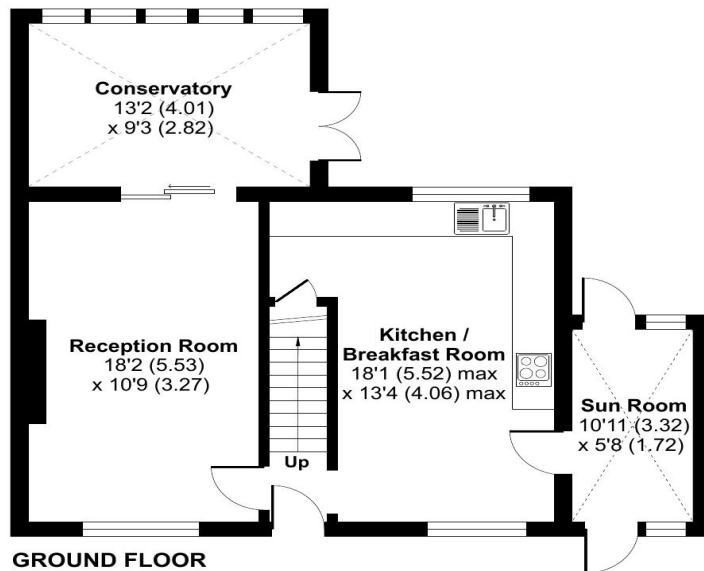


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Approximate Area = 1095 sq ft / 101.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1130029



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			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.