



**Price**  
**£385,000**

**Freehold**

3x  2x  1x 

**Spiro Close, Pulborough,  
West Sussex, RH20**

**OVER 60?**

You could get up to  
**59% off** the price!\*



**Video Tour available**

**cubitt&west**  
Helping you move forwards





## Main features

- Situated in a private road overlooking a lovely green
- Ensuite shower room
- Cottage style, sun-trap rear garden
- Garage and parking to the rear
- Short walk to the station, school and shops

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

**Kitchen:** 12'3 x 9'0 (3.74m x 2.75m)

**Lounge/Dining Room:** 16'2 maximum (4.93m) x 16'1 (4.91m) narrowing to 12'7 (3.84m)

### FIRST FLOOR

Landing

Bathroom

**Bedroom 1:** 13'0 x 10'1 (3.97m x 3.08m)

**Ensuite Shower Room**

**Bedroom 2:** 12'4 up to fitted wardrobes x 8'3 (3.76m x 2.52m)

**Bedroom 3:** 9'3 x 7'6 (2.82m x 2.29m)

### OUTSIDE

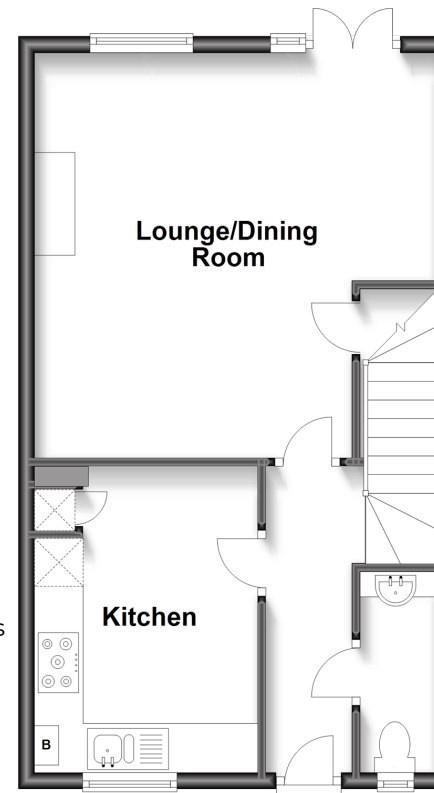
Garage

Parking

Rear Garden

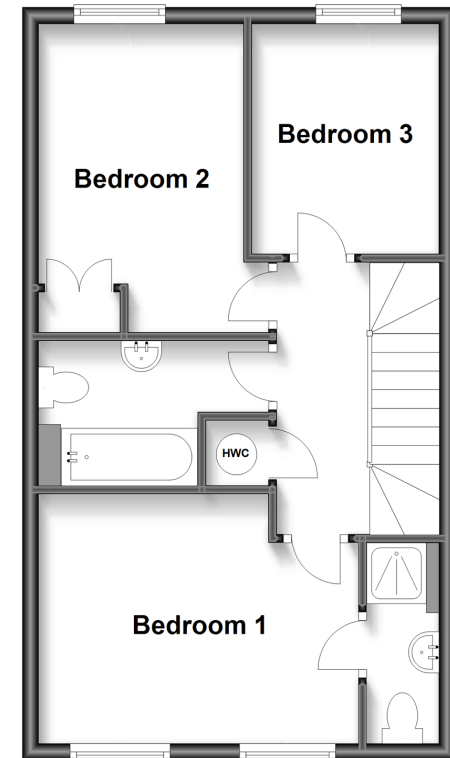
### Ground Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



### First Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



**Call Pulborough - 01798 875151 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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