



**Price**  
**£475,000**

**Freehold**

4x  4x  1x 

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

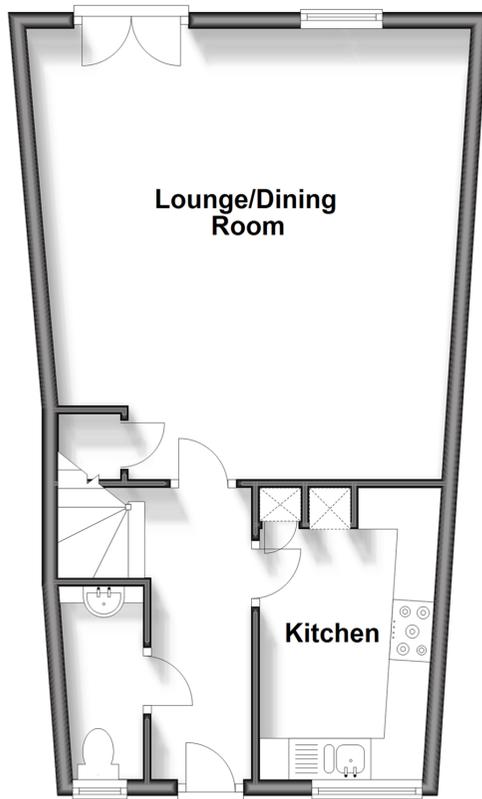
**OVER 60?**

Secure this property  
for up to **59% less!**

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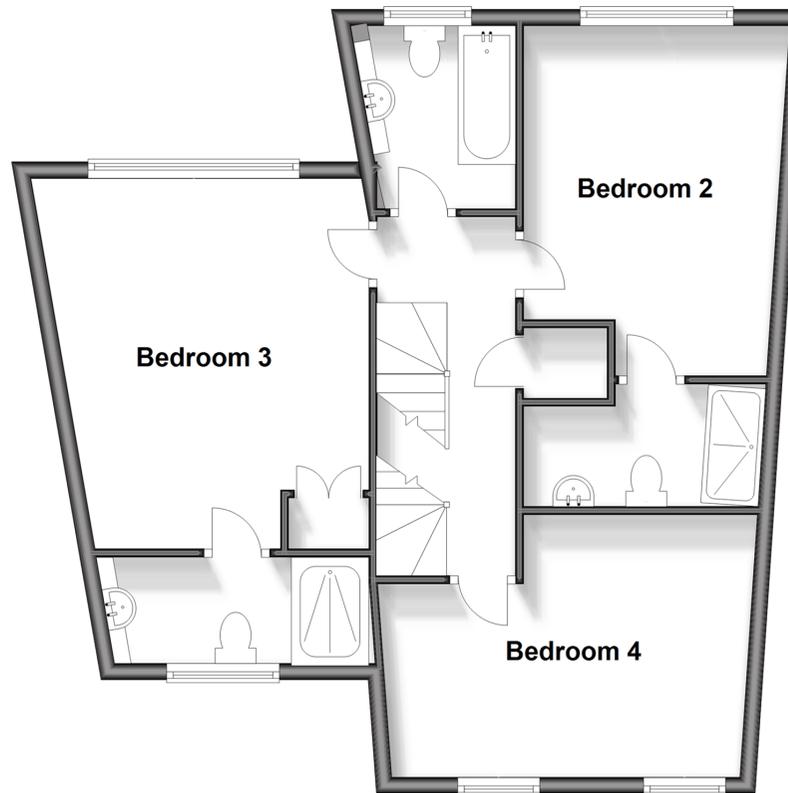
## Ground Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



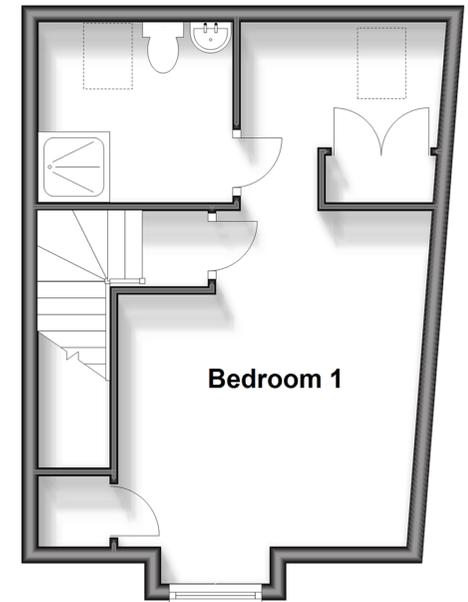
## First Floor

Approx. 65.0 sq. metres (699.4 sq. feet)



## Second Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Kitchen: 11'8 x 7'7 (3.56m x 2.31m)  
Lounge/Dining Room: 19'7 x 17'9 (5.97m x 5.41m)

### FIRST FLOOR

Landing  
Bedroom 2: 16'10 maximum x 10'8 (5.13m x 3.25m)  
En-Suite Shower Room  
Bedroom 3: 14'8 into fitted wardrobes x 13'6 maximum (4.47m x 4.12m)  
En-Suite Shower Room  
Bedroom 4: 16'10 x 11'0 maximum (5.13m x 3.36m)  
Family Bathroom

### SECOND FLOOR

Bedroom 1: 16'1 into recess x 12'9 up to fitted wardrobes (4.91m x 3.89m)  
Dressing Area  
En-Suite Shower Room

### OUTSIDE

Rear Garden  
Garage: 18'1 x 9'0 (5.52m x 2.75m)  
Allocated Parking



## Main features

- Mid-terrace house split over three floors
- Lovely lounge/dining room with a large window and French doors both leading onto the rear garden with a covered patio area
- Garage with electric doors, plus an allocated parking space to the front of the garage
- Ideal location for Tesco's, the Doctors Surgery and pharmacy, with the primary school, recreation ground and children's park close by



### Nearest Schools

Primary School: St Mary's C of E Primary 0.5 miles

Secondary School: The Weald School 4.7 miles



### Transport Information

Train Stations: Pulborough 0.6 miles, Billingshurst 4.6 miles



### Address

Spiro Close, Pulborough, West Sussex, RH20



### Directions

For directions to this property please contact us.



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- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.