



**Price**  
**£335,000**

**Freehold**

3x  1x  1x 

**Spinney North,  
Pulborough, West  
Sussex, RH20**

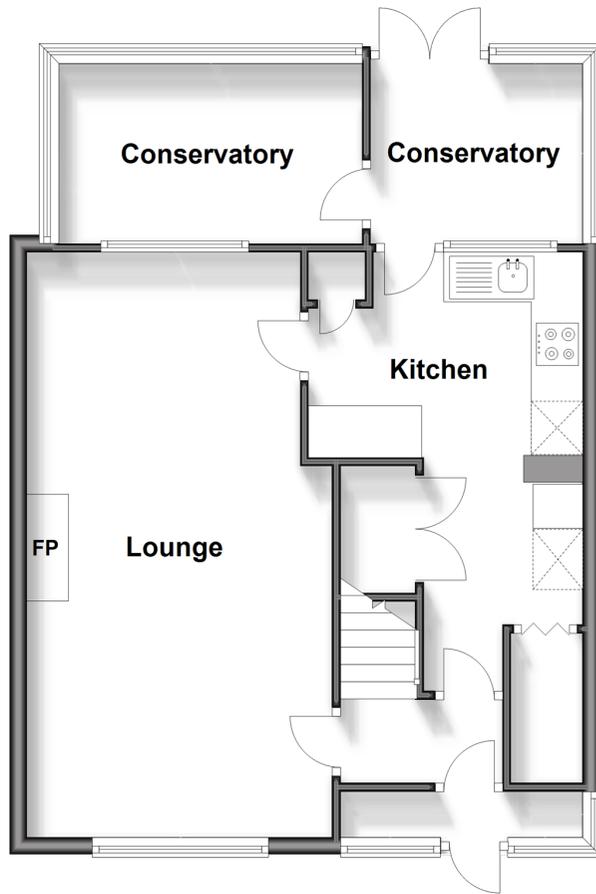
**OVER 60?**

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

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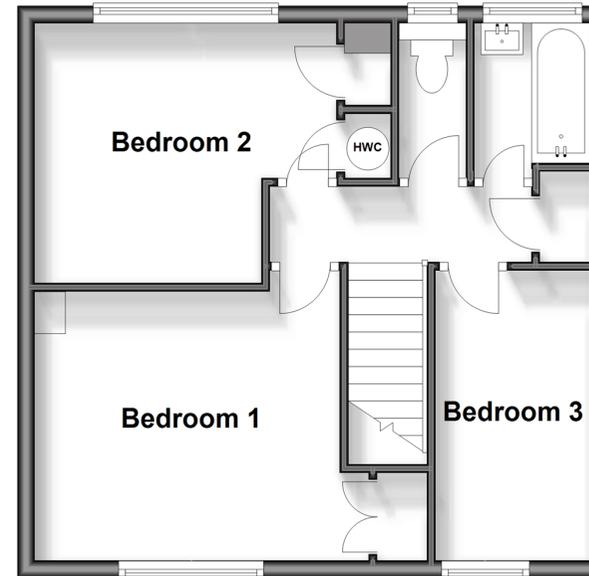
## Ground Floor

Approx. 59.0 sq. metres (635.5 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Entrance Hall

Lounge: 22'5 x 12'0 (6.84m x 3.66m)

Kitchen: (L-shaped) 10'8 x 8'0 (3.25m x 2.44m) plus 9'0 x 6'1 (2.75m x 1.86m)

Conservatory 1: 12'0 x 6'3 (3.66m x 1.91m)

Conservatory 2: 8'0 x 6'3 (2.44m x 1.91m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 up to fitted wardrobes (3.99m) narrowing to 12'1 minimum (3.69m) x 10'6 (3.20m)

Bedroom 2: 11'9 up to fitted wardrobes (3.58m) narrowing to 8'9 (2.67m) x 10'3 (3.13m)

Bedroom 3: 11'1 x 6'2 (3.38m x 1.88m)

Bathroom

Separate Toilet

### OUTSIDE

Off Road Parking

Rear Garden

Side Garden



## Main features

- Spacious end of terrace house
- Off road parking to the front
- Private rear garden
- Walking distance to the primary school, large recreation ground with a children's play area and outside gym
- Tesco's and Sainsbury's both close by



### Nearest Schools

Primary Schools: St Mary's C of E Primary 0.1 miles  
Secondary School: The Weald School 4.9 miles



### Transport Information

Train Stations: Pulborough 1.0 miles, Amberley 4.8 miles



### Address

Spinney North, Pulborough, West Sussex, RH20



### Directions

For directions to this property please contact us.



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- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(61) POTENTIAL: C(79)

21405918/20240326/KT/JD