

3, Spiro Close, Pulborough, West Sussex RH20 1DU

GL & CO ESTATE AGENTS

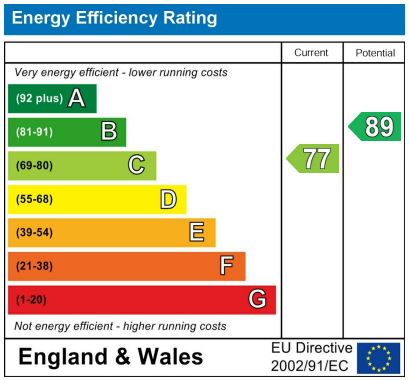


3, Spiro Close,
Pulborough, West Sussex RH20 1DU

Guide Price £340,000 Freehold

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- GARAGE AND ALLOCATED PARKING
- NO ONWARD CHAIN
- CLOSE TO SHOPS
- CLOSE TO MAINLINE STATION TO LONDON
- IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS
- MODERN MEDICAL CENTRE NEARBY



Accommodation

Entrance hall * Kitchen * Sitting/dining room * Ground floor W/C * Stairs to first floor landing * Principal bedroom with en-suite * Two further bedrooms * Family bathroom * Rear garden * Garage en bloc * EPC rating C

Directions

From the offices of GL & Co in the High Street, Storrington (A283), proceed west for approximately 4.9 miles. At the roundabout, turn right onto Church Hill/A29 and continue for 0.3 miles. At the traffic lights, turn left then turn left again onto Spiro Close. The property will be found on the left hand side. WWW///rewriting.salon.shots

The Property

Built by David Wilson Homes in 2007, this well-presented three-bedroom property offers thoughtfully laid-out and well-proportioned accommodation arranged over two floors, ideally suited to modern family life or those seeking a comfortable and low-maintenance home in a popular residential setting. The ground floor opens into a welcoming entrance hall, offering access to all principal rooms and stairs rising to the first floor. To the rear of the property is a generous sitting room, which features an attractive ornate gas fireplace as a central focal point, and French doors that lead directly onto the south-east facing rear garden, designed for ease of maintenance. At the front of the house, the kitchen/breakfast room is fitted with a range of matching wall and base units, complemented by ample work surfaces. It includes integrated appliances, such as a dishwasher and eye-level double oven, as well as space for a small dining table and chairs. A cloakroom/WC completes the ground floor accommodation. Upstairs, the principal bedroom enjoys views over the open green to the front, with built-in wardrobes and benefits from a private en-suite shower room. The second bedroom is a comfortable double, while the third is a well-proportioned single, offering flexibility to serve as a nursery, home office, or guest room. A modern family bathroom, fitted with a white suite including a bath with shower over, completes the internal layout.

Outside

The rear garden is mostly laid to lawn and has been designed for ease of maintenance, featuring a full-width patio to the rear of the house and mature border to the side. A gate provides access to the garage and allocated parking space, with additional visitor parking available nearby.









Situation

Pulborough is a large village on the northern bank of the River Arun with a good variety of local shops including butchers, hairdressers, a florist, public library, dentists, a Primary Health Care Centre, a Tesco store and Sainsbury's. The village has a primary school (St Mary's) and The Weald secondary school is at Billingshurst. There are also three churches, several pubs and a hotel. The mainline railway station at Pulborough is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29 and A283 cross at Pulborough.

Sporting and Recreation

The area around Pulborough provides a wide range of sporting and recreational facilities with the West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at Parham, theatres at Chichester, Horsham and Worthing and sailing centres on the coast at Bosham and Chichester. There are some excellent pubs in and around Pulborough, many steeped in history. The local countryside provides numerous walks and bridle paths including the renowned South Downs Way. Of special note is the large RSPB nature reserve at Wiggonholt Brooks near the edge of Pulborough. Pulborough has rugby, bowls, and cricket clubs, whilst there are leisure centres at Storrington and Billingshurst.

Services

All mains services are connected. According to Ofcom for this address Superfast broadband is available. Highest download speed is 80 Mbps. .

Council Tax

Please contact Horsham District Council on (01403) 215100Tax band D.

In The Know

Not all of our particulars are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: enquiries@glproperty.co.uk

Disclaimer

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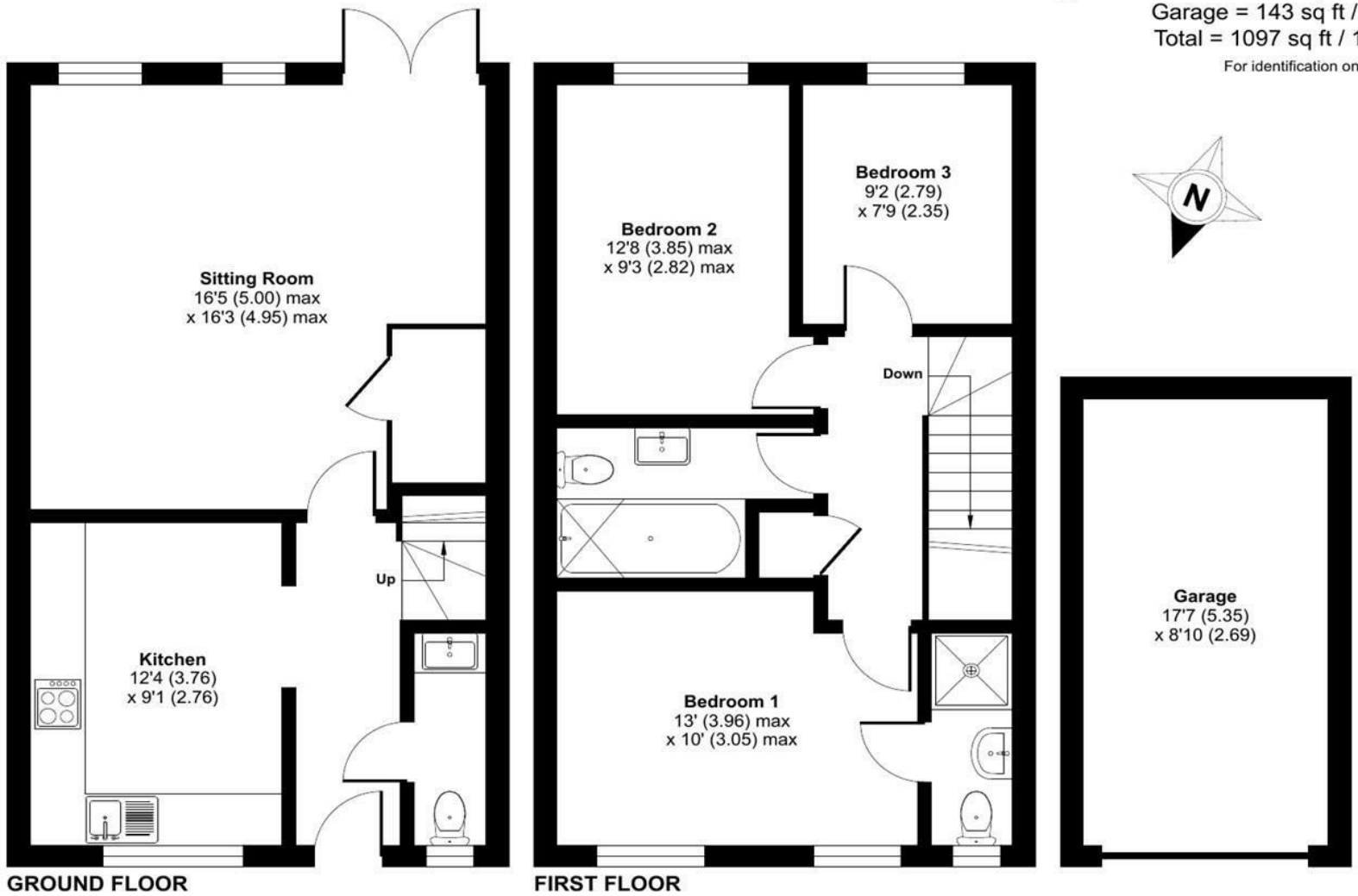






Spiro Close, Pulborough, RH20

Approximate Area = 954 sq ft / 88.6 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1097 sq ft / 101.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for GL&CO Estate Agents. REF: 1293727

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