



11 Wey House, Spiro Close, Pulborough, West Sussex RH20 1FE

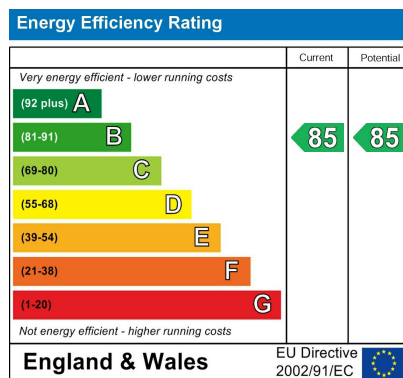


# 11 Wey House, Spiro Close, Pulborough, West Sussex RH20 1FE

Guide Price £225,000 Leasehold



- 2 BEDROOM FIRST FLOOR APARTMENT
- OVER 800 SQ.FT OF ACCOMMODATION
- ALLOCATED PARKING
- ACCESSED BY STAIRS OR LIFT
- MAINLINE STATION IN PULBOROUGH
- CLOSE TO LOCAL AMENITIES



## Accommodation

Communal entrance \* Stairs to first floor \* Inner hallway \* Kitchen/diner \* Sitting room \* Two double bedrooms \* Family bathroom \* Allocated parking\* EPC rating

## Directions

What3words:///rocket.birthdays.gained

## The Property

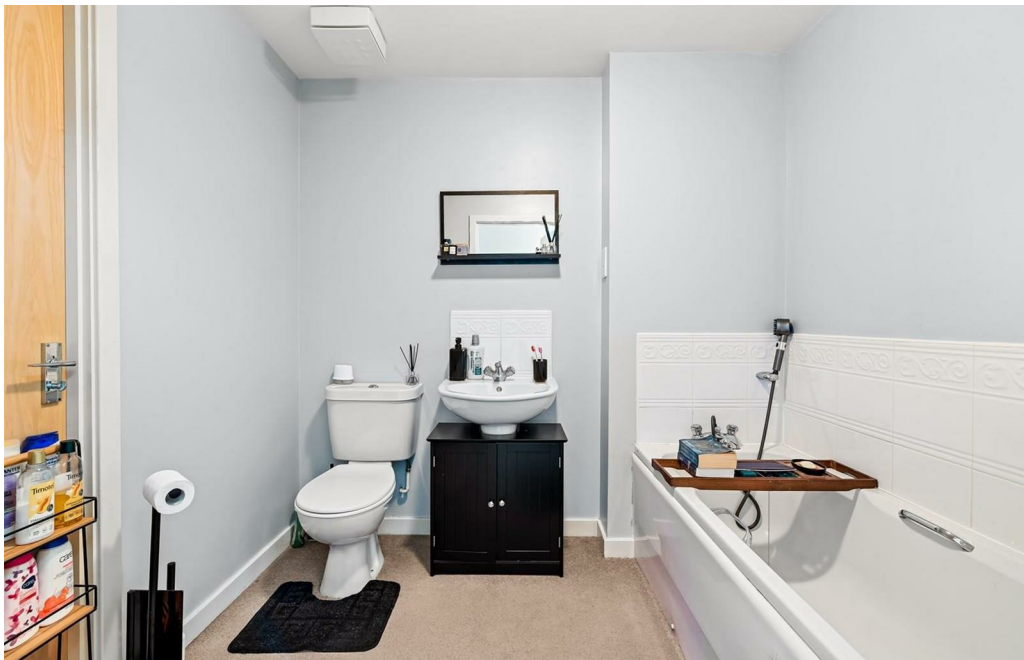
This well presented first floor apartment offers over 800 sq ft of accommodation and enjoys a peaceful position overlooking the communal gardens, while being just a short distance from Pulborough has a mainline railway station, Tesco superstore and modern medical centre. Accessed via a secure communal entrance with both lift and stair access to the first floor, the apartment opens to a welcoming hallway leading to a bright and spacious sitting room with doors opening onto a private balcony. The kitchen/breakfast room provides ample space for dining and is fitted with matching base and wall units together with integrated appliances. There are two comfortable double bedrooms, including a generous principal bedroom with an en-suite shower room, while the second bedroom is served by a modern fitted bathroom, also accessible from the hallway.

## Outside

The property benefits from private allocated parking and well-maintained communal grounds.

## 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 Pulborough Brooks. Pulborough has rugby, bowls, and cricket clubs, and there are leisure centres at Storrington and Billingshurst.

## Services

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

## Council Tax

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

## In The Know

Not all of our properties 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](mailto:enquiries@glproperty.co.uk)



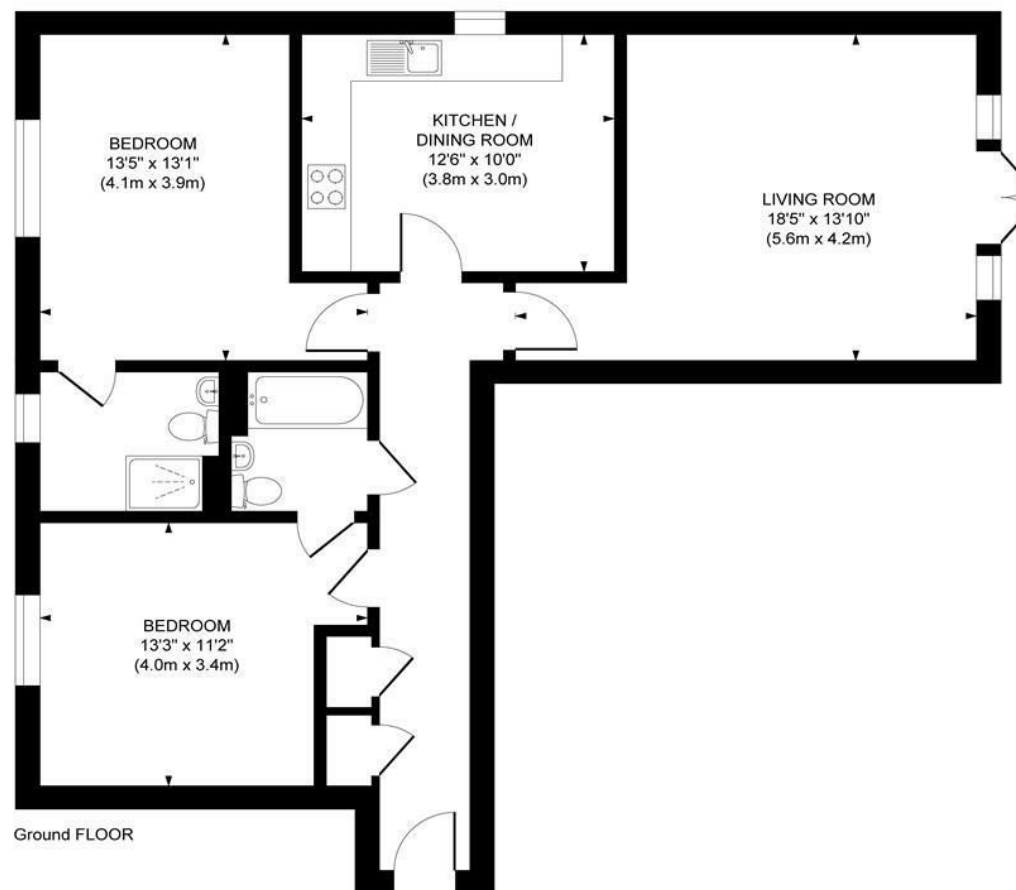


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View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)



Approximate Gross Internal Area  
840 sq. ft / 78.07 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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