



Spinney Mews

The Spinney, Pulborough, West Sussex, RH20 2AP

Batcheller
Monkhouse

Our Corner of England

SPINNEY MEWS

**** A New development Available to Reserve Today. One Remaining ****

An exclusive development of 3 four bedroomed houses, one detached and a pair of semi detached homes with parking and gardens. Conveniently situated close to local shops, school and amenities.

Ground Floor

- Entrance Hall
- Cloakroom
- Snug
- Open Plan Kitchen/ Living Room
- Access to Garden

First Floor

- Bedroom with En Suite
- 2 further Bedrooms
- Family Bathroom

Second Floor

- Bedroom with En Suite

Outside

- Garden
- Parking



DESCRIPTION

The Spinney is an exciting development of three houses in the popular village of Pulborough close to all amenities.

Main features of the properties include:

- **Kitchen:** Fitted with contemporary style units with appliances including integrated hob, oven, dishwasher, fridge and freezer.
- **Luxury Bathrooms and En-Suites** with vanity units, heated towel rails, with tiled flooring.
- **4 Double Bedrooms:** Principal bedroom and bedroom 2 are en suite.
- **Wooden Flooring** throughout the ground floor.
- **Windows, Doors, Internal joinery, Fittings and Finishing Touches** including high performance double-glazed windows and front doors, Bi-fold doors to garden traditional interior doors, wall finishes with contemporary soft white or similar.
- **Heating and Hot Water,** underfloor heating to ground floor, radiators to first floor, gas central heating system powered by high efficiency combi boiler.
- **Guest Bedroom with En-Suite Shower Room.**
- **Electrical** extractor system in cloakroom and all bathrooms.
- **Outside:** Parking and enclosed garden laid to lawn.
- **10 Year Warranty**

AMENITIES

Local: Pulborough with a range of local shops, together with 2 supermarkets, a medical centre, library and primary schools.

Towns: and Cities: Horsham (13 miles) Chichester (15 miles), London (45 miles).

Transport: Pulborough station (1 mile) with services to London Victoria. A24 and A23 to London, Gatwick Airport and the national motorway network.

Schools: Schools include St Marys Church of England Primary, West Chiltington Primary, Storrington Primary, The Weald School and Steyning Grammar School.

Leisure: South Downs National Park, cross county schooling course at Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell, polo at Crowdray and Knepp Castle, golf at The West Sussex course at Pulborough, the Festival of Speed at Goodwood, theatres at Horsham, Guildford and Chichester.



DIRECTIONS

ADDITIONAL INFORMATION

Local Authority: Horsham District Council www.horsham.gov.uk Tel 01403 215100

Services (not checked or tested):

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number WSX204810

EPC: EPC rating .

KA/20/10/2021



FOR IDENTIFICATION PURPOSES ONLY

GUIDE PRICES:
PLOTS 1 & 2 (SEMI-DETACHED HOMES):
 £425,000 - £450,000 (SALE AGREED)
PLOT 3 (DETACHED HOME):
 £465,000

Viewings

For an appointment to view please contact our Pulborough Office, telephone 01798 872081

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

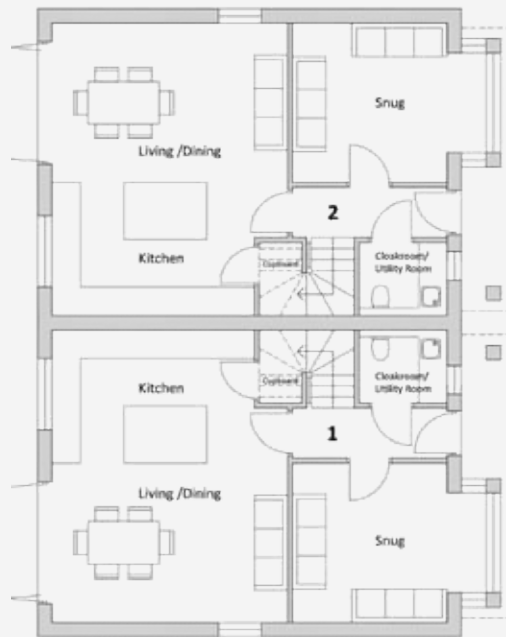
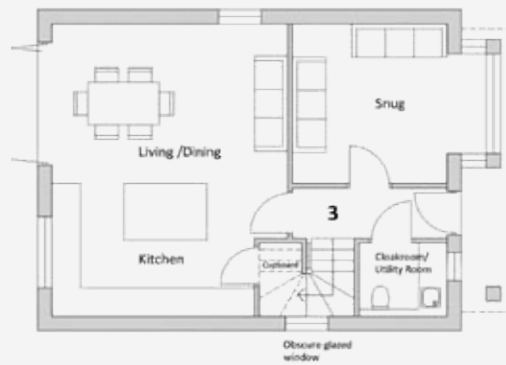
5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

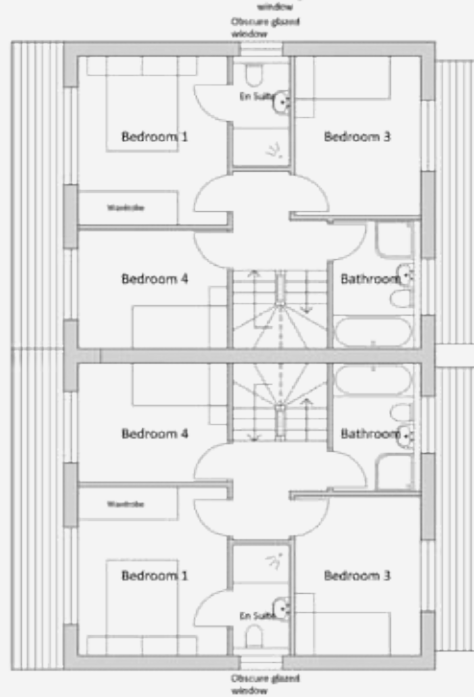
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

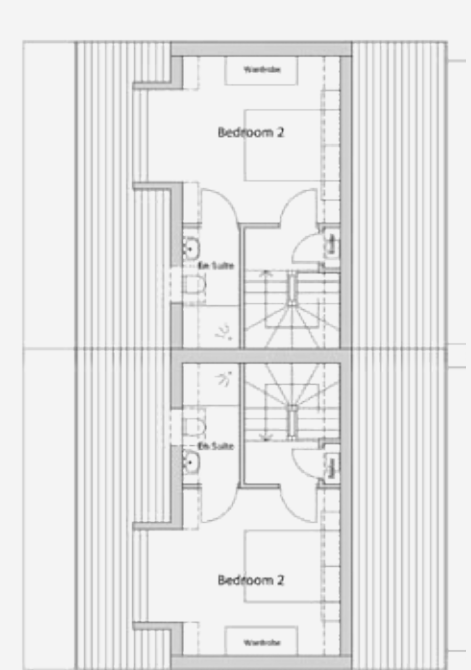
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



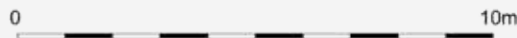
Proposed Ground Floor
1:100



Proposed First Floor
1:100



Proposed Second Floor
1:100



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