



## 15 Wey House

Spiro Close | Pulborough | West Sussex | RH20 1FE

A beautifully presented spacious two bedroom first floor apartment located within this convenient position within easy distance to Pulborough mainline railway station and local shops and TESCO superstore. Internally the accommodation comprises: sitting room/dining room with balcony, kitchen with integrated appliances, two double bedrooms, en-suite shower room to main bedroom and main bathroom. Outside there are communal gardens, allocated parking and visitor parking.

Entrance Front door to:

Communal Entrance Hall Stairs or passenger lift to:

First Floor Door to:

Hallway Radiator, wall-mounted entry phone system, controls for central heating, large walk-in shelved linen cupboard with cylinder, utility cupboard suitable for housing fridge and tumble dryer.

**Sitting Room/Dining Room 14' 7" x 12' 4" (4.44m x 3.76m)**  
Radiator, TV point, uPVC double glazed French doors leading to terrace with wrought iron balcony.

**Kitchen 10' 6" x 8' 4" (3.2m x 2.54m)** Range of wall and base units with integrated fan assisted electric oven and grill with four ring gas hob and stainless steel extractor over and back plate, range of granite style working surfaces with drawers and cupboards under, space and plumbing for washing machine, inset single drainer sink unit with mixer tap, range of eye-level cupboards housing wall-mounted boiler with 24 hour programmer, double glazed window.

**Bedroom One 14' 0 maximum" x 12' 2 maximum" (4.27m x 3.71m)** uPVC double glazed windows, radiator, TV point, door to:

**En-Suite Shower Room** Walk-in double shower, low level flush w.c., inset wash hand basin with toiletries cupboards under, radiator.

**Bedroom Two 10' 4" x 10' 4" (3.15m x 3.15m)** Radiator, uPVC double glazed windows.

**Main Bathroom** Inset bath with monobloc taps, low level flush w.c., inset wash hand basin with toiletries cupboards under, heated chrome towel rail, shaver point, extractor fan.

Outside

Communal Gardens

Parking Outside there is allocated parking and visitor parking.

**Lease Length & Ground Rent/Maintenance Details -**

Ground rent is £532.62 paid annually  
Service charge is ££1,149.89 paid 6 monthly. Totalling £2,299.78.

The lease has 136 years remaining.  
(155 year lease starting from March 2007)

EPC Rating: Band B.



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Wey House, Spiro Close, Pulborough, RH20

Approximate Area = 748 sq ft / 69.4 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). ©redroom 2008. Produced by Fowlers Estate Agents. REP-1401875

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