



Price Range £600,000 - £625,000
Oddstones, Codmore Hill, Pulborough





Oddstones, Codmore Hill, Pulborough, RH20 1FS

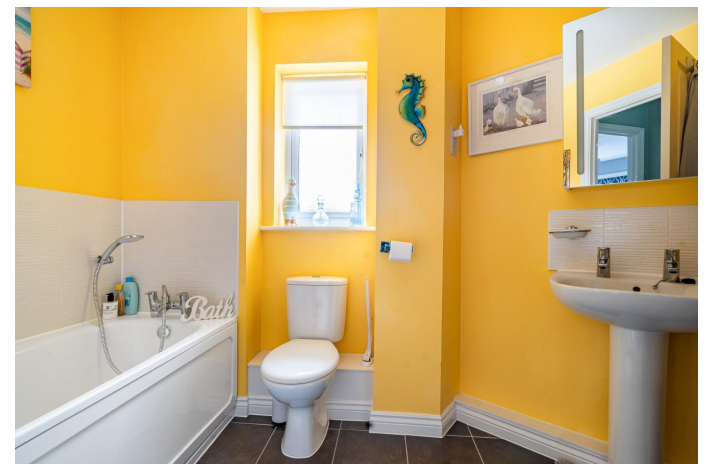
Sitting on a corner plot, this immaculately presented four bedroom link detached house offers family-friendly accommodation over two floors, on the edge of a small, modern development.

There are more than 1400 sq. ft of living space on offer, with a lovely dual aspect living room opening onto a professionally landscaped, stunning rear garden. The large kitchen/dining room has plenty of space for a table and chairs, plus a smart - and very useful - island. Bi-folding doors open onto the garden, which is an excellent place for kids to play or for adults to socialise during the warmer months. The ground floor also features a utility room plus a cloakroom / WC. Upstairs, the two largest bedrooms both have ensuite shower rooms in addition to the family bathroom. One of the four bedrooms is currently used as a study and would be ideal for anyone looking to work from home. Having triple-glazed windows along the front of the property makes this a surprisingly quiet place to live.

Although only a little over ten years old, the property has benefited from the current owners carrying out a programme of modernisation and improvements, including kitchen upgrades, new flooring, a covered patio seating area and a remote control roller door onto the tandem carport.

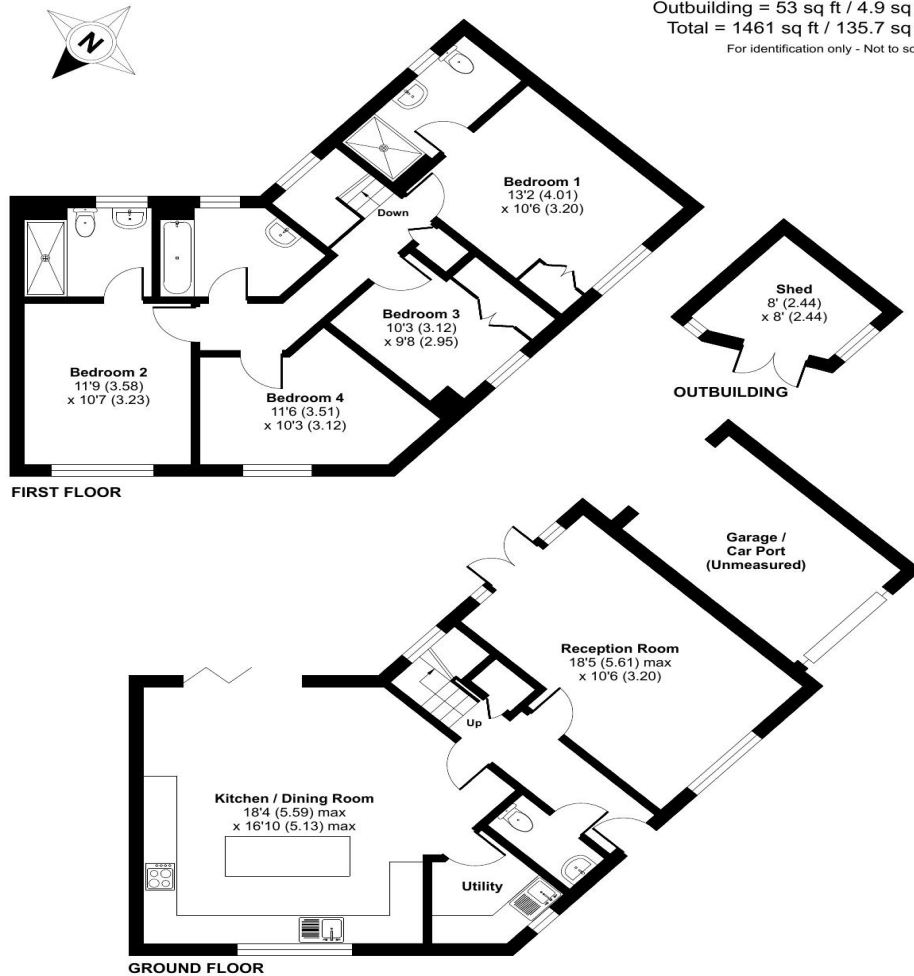
The primary school is less than a mile away, with older children catching a bus to The Weald from a stop at the end of the road. A Sainsbury's supermarket, award-winning butchers and The Greenhouse grocery store are only a moment's walk away, with further shopping and Pulborough's mainline railway station all within a few minute's drive. Wonderful country walks will be found almost from the front door and all local amenities are within easy reach.





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Approximate Area = 1408 sq ft / 130.8 sq m (excludes garage)
 Outbuilding = 53 sq ft / 4.9 sq m
 Total = 1461 sq ft / 135.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1101950



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.