



Price Range £200,000 - £210,000
Riverside, Codmore Hill, Pulborough

kw **MARTIN**
LUNDY-LESTER

Riverside, Codmore Hill, Pulborough, RH20 1FJ

Offering almost 600 sq ft of living space, this one bedroom first floor apartment feels bright and airy, with well proportioned rooms and plenty of built in storage. With no neighbours above, below or immediately next door, it feels more like a house than a flat and shares the communal hallway with just two other properties.

The bedroom is really big, with room for a desk and chair for anyone who works from home. The lounge / dining room has a deep bay window and there's ample space for a good sized table and chairs, perfect for entertaining family and friends. It opens onto the kitchen which overlooks the parking area, with two spaces allocated to the apartment.

All local amenities in the village are within easy reach, including a range of shops, pubs, cafes and two supermarkets. Commuters will appreciate the direct services to London and Gatwick from Pulborough railway station, about a mile away. Wonderful walks will be found almost from the front door.

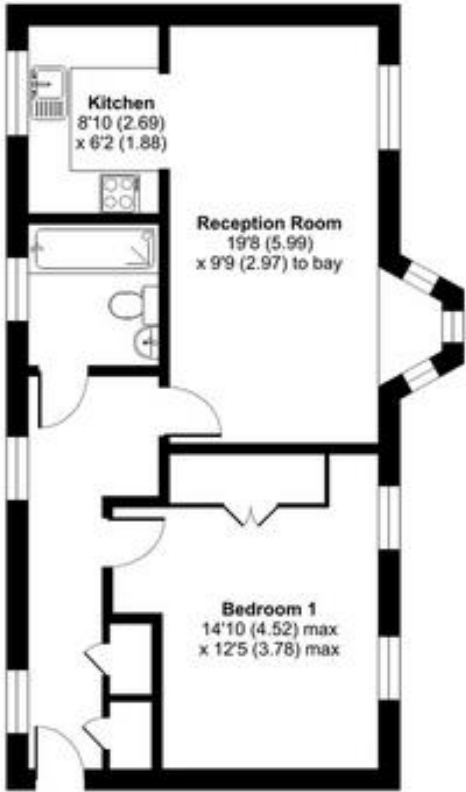




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Approximate Area = 591 sq ft / 54.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Lundy-Lester Ltd. REF: 1286912



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.