



Price Range £550,000 - £575,000

Codmore Hill, Pulborough

kw **MARTIN**
LUNDY-LESTER

Codmore Hill, Pulborough, RH20 1FS

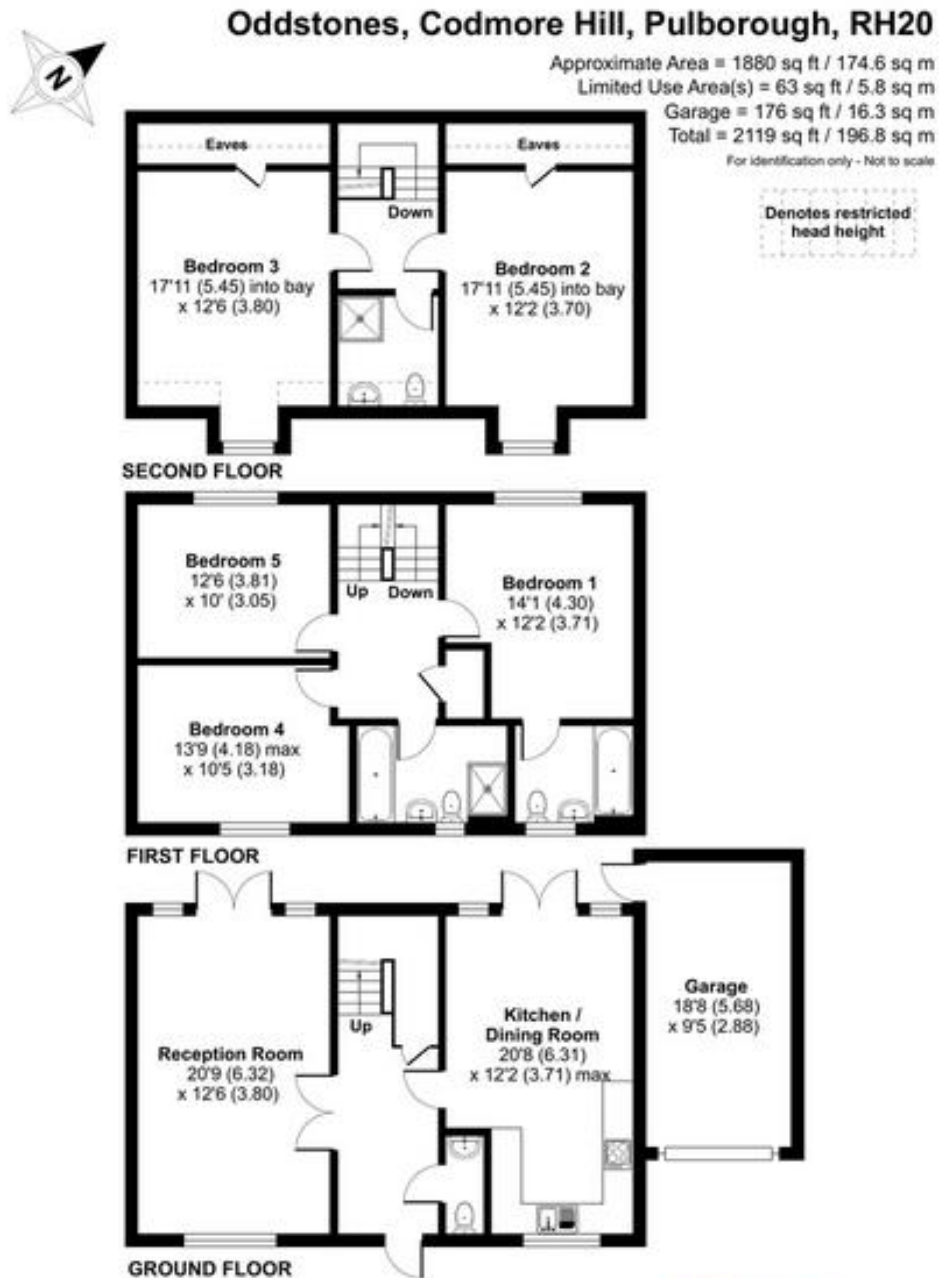
Set over three floors, this substantial detached family home offers flexible accommodation of almost 2000sq ft, plus a garage and driveway parking for up to three cars. It's situated in Codmore Hill, less than a mile and a half from Pulborough station, which has direct routes to London and Gatwick. The village primary school is within walking distance, with older children catching a bus to The Weald from a stop at the end of the road. A range of shops, two supermarkets, pubs, cafes and restaurants are all close by.

The ground floor feels bright and airy, with the dual aspect lounge and dining kitchen both having French doors opening onto the sunny rear garden. There are three double bedrooms on the first floor - one being ensuite - plus the family bathroom. A further two large bedrooms are on the top floor, with plenty of useful eaves storage and a shower room.

The front and rear gardens are lawned, with space for kids to play or for adults to relax with family and friends.







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Lundy-Lester Ltd. REF: 1301888

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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		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MARTIN LUNDY-LESTER

01798 817257 or 07788 531768

Lancaster House, Storrington Road, Thakeham, RH20 3NA

martin.lundy-lester@kwuk.com

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.