



Price Range £550,000 - £575,000

Codmore Hill, Pulborough

kw **MARTIN**
LUNDY-LESTER



Codmore Hill, Pulborough, RH20 1FH

Chain free, this handsome four bedroom detached house offers nearly 1600 sq ft of living space over two floors, plus a double garage and parking for two cars.

The current owners bought the house brand new in 2009 and have made significant improvements to it in recent years, including a bespoke kitchen / dining room with high spec appliances, a refitted and very smart family bathroom and ensuite, plus new flooring throughout. They've created a stunning landscaped, low maintenance garden to the side and rear with mature shrubs and trees providing a lovely space to relax with family and friends. Homeworkers will appreciate the ground floor study which overlooks a private green to the front. The dual aspect living room feels bright and airy and there is a useful utility room. Upstairs, all four bedrooms are doubles and two feature ensuites.

Environmentally friendly, the property is also surprisingly economical to run, with an air source heat pump and 28 south westerly facing, owned solar panels feeding a 5 kWh battery.

All local amenities are within easy reach, including the primary school which is a little over half a mile away on foot. Older children catch a school bus to The Weald from a stop at the top of the road. The mainline station is about a mile away, with direct routes to London and Gatwick. Sainsburys is a two minute stroll away and there are plenty of walks almost from the front door, perfect for dogs or for when the kids need to burn off a little energy. The development even has a small play area for young children.





Bridge Close, Riverside, Codmore Hill, Pulborough, RH20

Approximate Area = 1570 sq ft / 145.8 sq m

Garage = 313 sq ft / 29 sq m

Total = 1883 sq ft / 174.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Lundy-Lester Ltd. REF: 1317393



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



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