



Price Range £375,000 - £400,000

Codmore Hill, Pulborough





Codmore Hill, Pulborough RH20 1FS

Offered chain free, this modern townhouse style property offers family-friendly, flexible accommodation over three floors. It's only a few minutes walk from the primary school, with older children catching a school bus to The Weald from a stop just around the corner. Sainsburys and The Greenhouse Grocery are over the road, with all local amenities within just a few minutes drive. Pulborough's mainline station is about a mile and a half away, with direct routes to London and Gatwick. Wonderful country walks will be found almost from the front door, with a choice of village pubs, cafes, takeaways and restaurants all close by.

The welcoming entrance hallway gives access to a downstairs loo and the living room. The kitchen / dining room is a good size and has French doors onto a westerly facing rear garden. There are two double bedrooms and a family bathroom on the first floor, with the top floor given over to a lovely principle bedroom suite, with walk in wardrobe / dressing room, an ensuite shower room and far reaching views over rooftops. Home workers will appreciate that one of the bedrooms is currently used as a home office, with a large fitted desk and cupboards.



Set back from the road behind a high hedge, a footpath leads from the property to a parking area, where it has a garage plus allocated parking space.



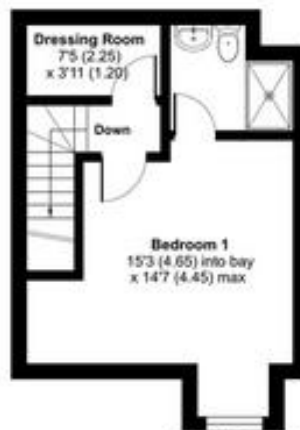
Oddstones, Codmore Hill, Pulborough, RH20

Approximate Area = 1114 sq ft / 103.4 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 1285 sq ft / 129.2 sq m

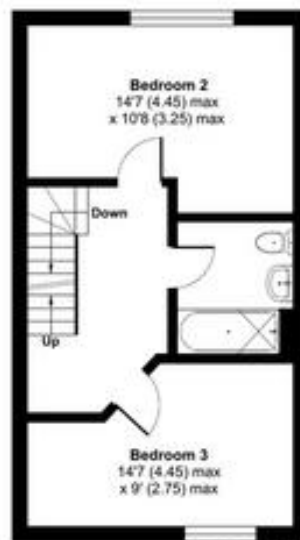
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2024.
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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		84 B
69-80	C	79 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.