



£375,000

Codmore Hill, Pulborough

kw **MARTIN**
LUNDY-LESTER

Codmore Hill, Pulborough, RH20 1FJ

This three storey semi-detached house offers flexible accommodation within a popular residential location. Set back behind a small green area, the property offers an L-shaped kitchen / dining room plus a separate study / fourth bedroom on the ground floor. There is a useful cloakroom / wc off the hallway. On the first floor is a cosy lounge with Juliet balcony overlooking the rear garden, plus a double bedroom and a further cloakroom / wc. The second floor provides a further two bedrooms, the principle one being ensuite, plus a family bathroom. The lawned rear garden offers space for children to play, with a patio seating area leading from the kitchen, perfect for relaxing or socialising with family and friends. There is a garage just a moments walk away from the house, with a parking space directly in front of it.

Well suited to downsizers, professional couples or families alike, the property offers a little over 1100 sq ft of well proportioned living space. Commuters will love that Pulborough's mainline railway station is only a mile away on foot, with direct routes to London and Gatwick. St Mary's C of E Primary School is about ten minutes walk, whilst older children catch the school bus to The Weald from a stop at the top of the road, opposite the nearby Sainsbury's. All local amenities are within easy reach and there are wonderful walks available virtually from the front door.

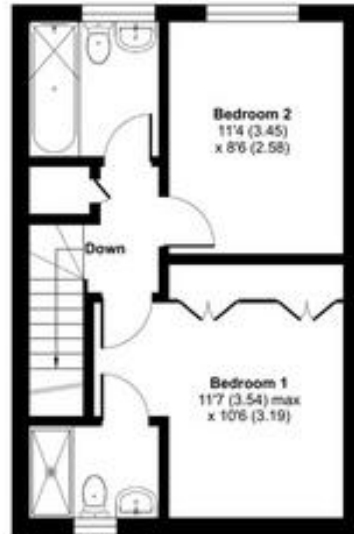




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Approximate Area = 1104 sq ft / 102.5 sq m

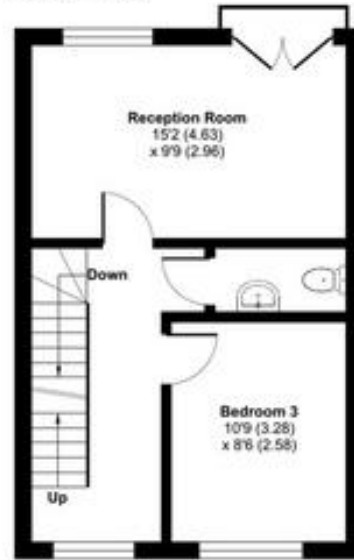
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024.
Produced for Lundy-Lester Ltd. REF: 1147090



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	78 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.