



Price Range £425,000 - £450,000

Codmore Hill, Pulborough

**kw** **MARTIN LUNDY**  
ESTATE AGENTS



## Codmore Hill, Pulborough RH20 1BD

Offering 1350 sq ft of living space over two floors, this three double bedroom family home sits within a good sized plot, with a detached timber garage and driveway parking for a number of cars.

The sellers have done a lot of modernising and improving of the house over the last few years but there's scope for the next owners to finish off the project and to add their own stamp of personality to the property. The large open plan living / dining room features a cosy woodburner and leads to the south facing conservatory. The refitted kitchen is bright and airy, with a dual aspect. There's a useful rear porch, perfect for storing muddy boots, coats and so on. The ground floor bathroom would benefit from some updating and the third bedroom, which is also downstairs, is currently used as a study but would alternatively make a great playroom or second sitting room. The two first floor bedrooms share a smart, modern shower room. Outside, the garden offers a good degree of privacy, with high hedges and gated access to the front and side.



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 near the end 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.





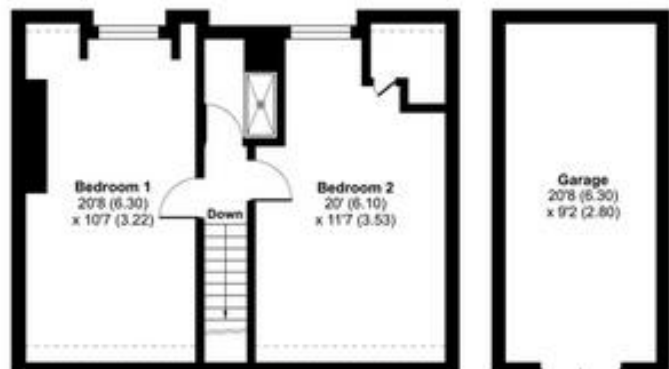


## Stane Street Close, Codmore Hill, Pulborough, RH20



Denotes restricted head height

Approximate Area = 1328 sq ft / 123.4 sq m  
 Limited Use Area(s) = 26 sq ft / 2.4 sq m  
 Garage = 190 sq ft / 17.6 sq m  
 Total = 1544 sq ft / 143.4 sq m  
 For identification only - Not to scale



FIRST FLOOR

GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © mshroom 2025.  
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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		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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