



Price Range £500,000 - £525,000

Sinclair Drive, Codmore Hill, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Sinclair Drive, Codmore Hill, Pulborough, RH20 1FX

With almost 1700sq ft of internal space including an integral garage, this modern four bedroom detached house offers family friendly accommodation, within walking distance of all local amenities.

Built about four years ago, the property has a very flexible design, which includes a good sized dual aspect study / double bedroom on the ground floor, perfect for home workers or to use as a teen den or playroom. The kitchen / dining room spans the full width of the house and opens onto the rear garden. There's a small utility room and a useful downstairs loo. Upstairs, the living room has a lovely Juliet balcony and all three first floor bedrooms are good doubles, two of which have built in wardrobes and one with it's own ensuite shower room, in addition to the family bathroom off the landing. There are green views to the front and being set on a corner plot, means that the first floor feels particularly bright and airy. Outside, there's a double width driveway to the front and a surprising amount of external storage to the side of the property, accessed from the rear. Two patio seating areas offer space to relax with friends whilst children play on the small lawn.

The well maintained development has a play area for kids and plenty of green space. A footpath at the corner of the estate opens onto some amazing country walks and the mainline station is only a mile away, with direct routes to London and Gatwick. The primary school is only a few minutes on foot, with older children catching a bus to The Weald from a couple of stops nearby. A choice of shops, pubs, cafes and restaurants will all be found in the village.





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Approximate Area = 1502 sq ft / 139.5 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 1694 sq ft / 157.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©inchroom 2025. Produced for Lundy-Lester Ltd. REF: 1372795

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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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.