



Price Range £650,000 - £675,000

Corden Place, Codmore Hill, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Corden Place, Codmore Hill, Pulborough RH20 1FU

Only about five years old and with the balance of the NHBC warranty remaining, this four bedroom detached house on the edge of the village offers wonderful walks almost from the front door. There's a children's playground close by, plus plenty of green space to enjoy. The primary school is only a few minutes stroll away, whilst older children catch a bus to The Weald Secondary School from a couple of stops nearby. The well-proportioned living space of almost 2100sq ft includes an integral garage with electric roller shutter door and a long driveway running alongside the property providing two off-road parking spaces, in addition to the small space directly in front of the garage. There are also visitor parking spaces close by.

The flexible, family-friendly accommodation includes a lovely, bright living room with French doors opening onto the west facing rear garden. There is another sitting room at the front of the property, which would alternatively make a great playroom or teen den, plus a very sociable 32ft long kitchen / dining room with high specification integrated appliances, windows to three sides and doors onto the patio seating area. The utility room leads to a driveway which runs along the side the house, with a useful storage shed beyond. All four bedrooms are doubles, the largest also featuring an ensuite bathroom with separate shower and a dressing room, currently used as a home office. There is plenty of built in storage upstairs, plus a very smart "Jack and Jill" family bathroom which can be accessed from the landing or the second bedroom. The gardens offer space for children to play or for adults to relax with friends.

A range of shops, bars, cafes, takeaways and restaurants will all be found in the village, along with a mainline station, only a mile away. Direct routes to London and Gatwick make this a great home to commute from. There are Tesco and Sainsbury's supermarkets in Pulborough, plus an excellent medical centre and a number of dentists.





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Approximate Area = 1847 sq ft / 171.5 sq m
 Garage = 217 sq ft / 20.1 sq m
 Outbuilding = 58 sq ft / 5.3 sq m
 Total = 2122 sq ft / 196.9 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. ©-m8pcom 2025. Produced for Lundy-Lester Ltd. - REF: 1384821

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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		92 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.