



Price Range £200,000 - £210,000
Riverside, Codmore Hill, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Riverside, Codmore Hill, Pulborough, RH20 1FJ

Offered chain free and ready to move into, this first floor apartment has been freshly redecorated, has cosy underfloor heating and a very long lease. Sharing the communal entrance with just three other properties, the apartment has no neighbours below or immediately next door and feels very private and secure. The kitchen has been newly fitted, as have the carpets throughout, making this a perfect first time or investor buy.

There is a bright and airy living / dining room with the bay window adding a welcome additional sense of light and space. The main, double bedroom has built in cupboards and the second bedroom is a surprisingly good single. The long hallway leads to a large bathroom which overlooks the courtyard parking area to the rear, where the property has an allocated space.

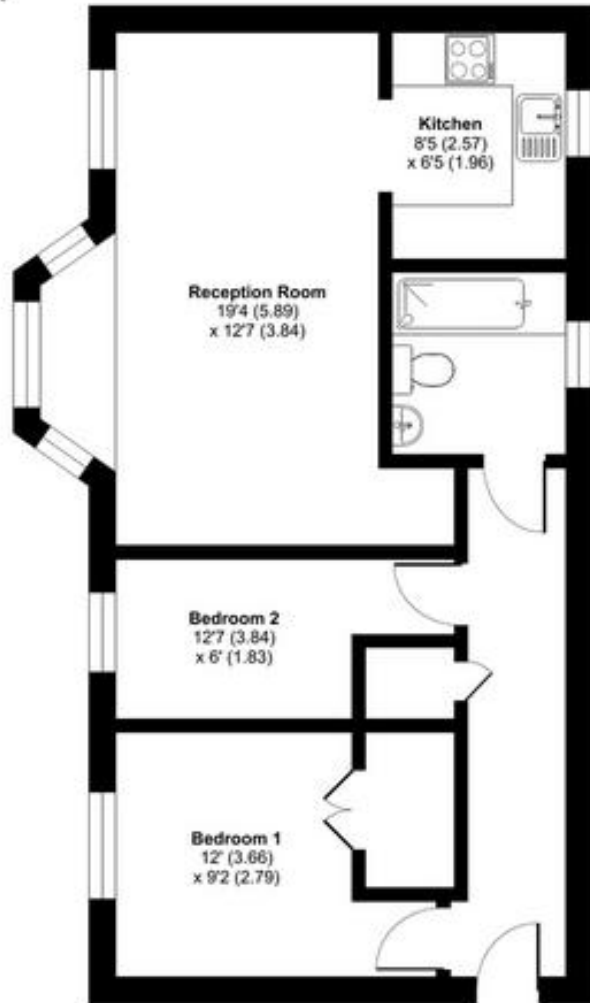
Commuters will appreciate that the mainline station is only a mile away, with direct routes to London and Gatwick. There are Tesco and Sainsbury's supermarkets and a number of shops within walking distance, plus St Mary's C of E Primary School. Older children catch a bus to The Weald from a stop at the top of the development. A range of bars, cafes, takeaways and restaurants will be found in the village and there are some lovely walks, almost from the front door.





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Approximate Area = 616 sq ft / 57.2 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © ioh2020/2025. Produced for Lundy-Lester Ltd. REF: 1374581



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		
55-68	D	61 D	64 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.