



Price Range £450,000 - £475,000

Codmore Hill, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Codmore Hill, Pulborough, RH20 1FS

Chain free and ready to move into, this pretty three bedroom link detached house offers family-friendly accommodation over two floors, on a small, modern development. The primary school is less than a mile away, with older children catching a bus to The Weald from a stop at the end of the road. A Sainsbury's supermarket and an independent grocery store are only a moments walk away, with further shopping and Pulborough's mainline railway station all within a few minutes drive. Wonderful country walks will be found almost from the front door and all local amenities are within easy reach.

With about 1100sq ft of living space, the property has a large L-shaped kitchen / dining room with French doors opening onto a patio seating area. The living room feels bright and light and there's a downstairs loo. All three bedrooms are doubles, the main bedroom also featuring an ensuite in addition to the family bathroom. With a "coach house" look, this home really stands out and being on a corner plot means that the rear garden enjoys plenty of sunshine in the warmer months, with a slightly sloping lawn offering space for children to play, while adults relax with friends. There's gated access to the side, plus a door into one of the two single garages.

Please note - some internal photos have been virtually staged, to help re-imagine the space.





Oddstones, Codmore Hill, Pulborough, RH20

Approximate Area = 1105 sq ft / 102.6 sq m

Garages = 290 sq ft / 26.9 sq m

Total = 1395 sq ft / 129.5 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. © 2020/2021. Produced for Lundy-Lester Ltd. REF: 1398201



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		87 B
69-80	C	76 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.