



Price Range £200,000 - £220,000

Harwood Close, Codmore Hill, Pulborough



Harwood Close, Codmore Hill, Pulborough, RH20 1FL

Chain free and ready to move into, this first floor apartment offers more than 730sq ft of living space, with windows front and rear creating a wonderfully light and airy home. The long entrance hallway features two really useful store cupboards and opens onto a large living / dining room which overlooks the front of the building. The kitchen has ample food preparation and storage space and the bathroom is a good size too. Both bedrooms will take a double, the larger featuring built in wardrobes and a green view to the rear, beyond the shared carpark. There's a carport allocated to the property and access to the communal entrance hall will be found to the front and rear.

The current owner has recently extended the lease to approximately 198 years and there is only a peppercorn rent - no actual monetary cost, which is incredibly rare for a modern flat. The service charge is also very reasonable, with further details of this available upon request.

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.





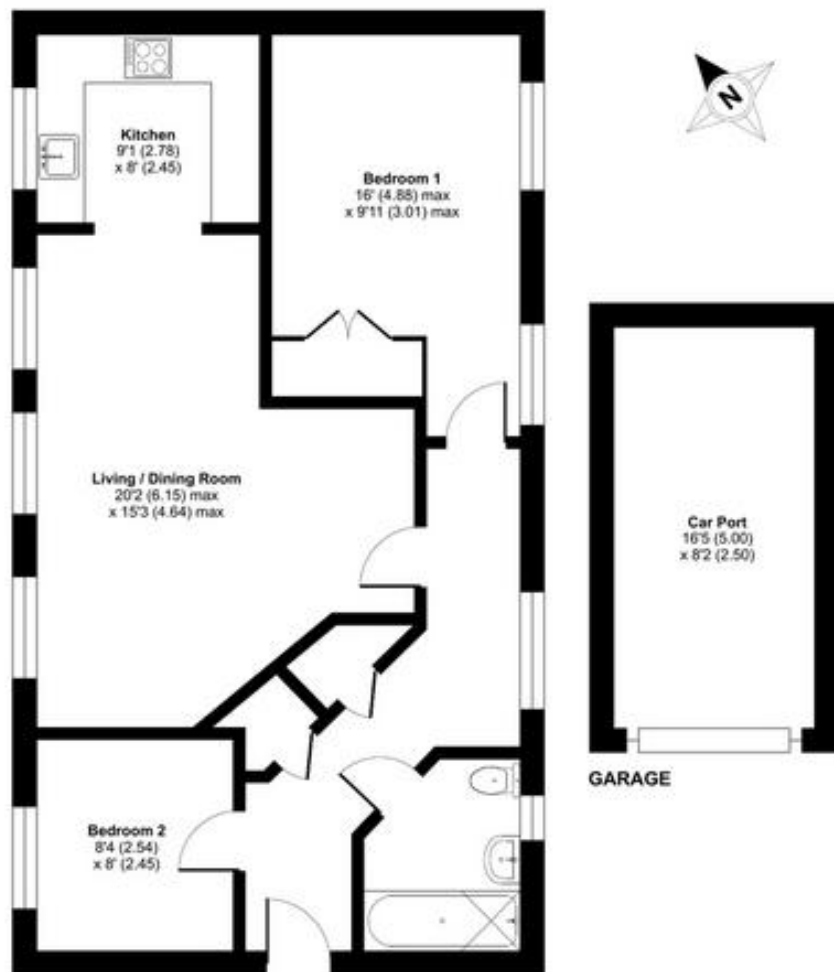
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Approximate Area = 736 sq ft / 68.3 sq m

Car Port = 135 sq ft / 12.5 sq m

Total = 871 sq ft / 80.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©inchcom.2025. Produced for Lundy-Lester Ltd - REF: 1405565



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	83 B	83 B
69-80	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.