



13 Sinclair Drive, Codmore Hill - RH20 1FW

Offers Over £400,000



# 13 Sinclair Drive

Codmore Hill, Pulborough

- A beautifully presented semi detached home on the edge of the development with allocated parking
- Remainder of NHBC
- Ground floor cloakroom
- Sitting / dining room with access to garden
- Kitchen with integrated appliances and ample storage
- Main bedroom with dressing area and en-suite shower room
- Second double bedroom, single bedroom / study and family bathroom
- No forward chain
- Close to village amenities including Tesco, Sainsburys and Pulborough Railway Station
- Nearby to a number of footpaths for country walks

Located on the edge of the development, this 3-bedroom semi-detached house offers a perfect blend of modern comfort and practicality. As you enter, you are greeted by a ground floor cloakroom, leading into the spacious sitting/dining room with seamless access to the garden. The kitchen boasts integrated appliances and ample storage. The main bedroom features a dressing area and en-suite shower room, providing a serene retreat. Additionally, there is a second double bedroom, a versatile single bedroom/study, and a family bathroom. With the added peace of mind from the remainder of the NHBC guarantee and no forward chain, this property is truly a rare find.

Step outside to discover the outdoor peace this property offers, complete with allocated parking. Ideal for entertaining or relaxing, the garden provides a serene setting for entertaining. Moreover, the property benefits from close proximity to village amenities, including Tesco and Sainsburys, as well as Pulborough Railway Station, providing excellent transport links. For nature enthusiasts, numerous footpaths for country walks are just a stone's throw away, offering endless opportunities to explore the surrounding natural beauty.





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

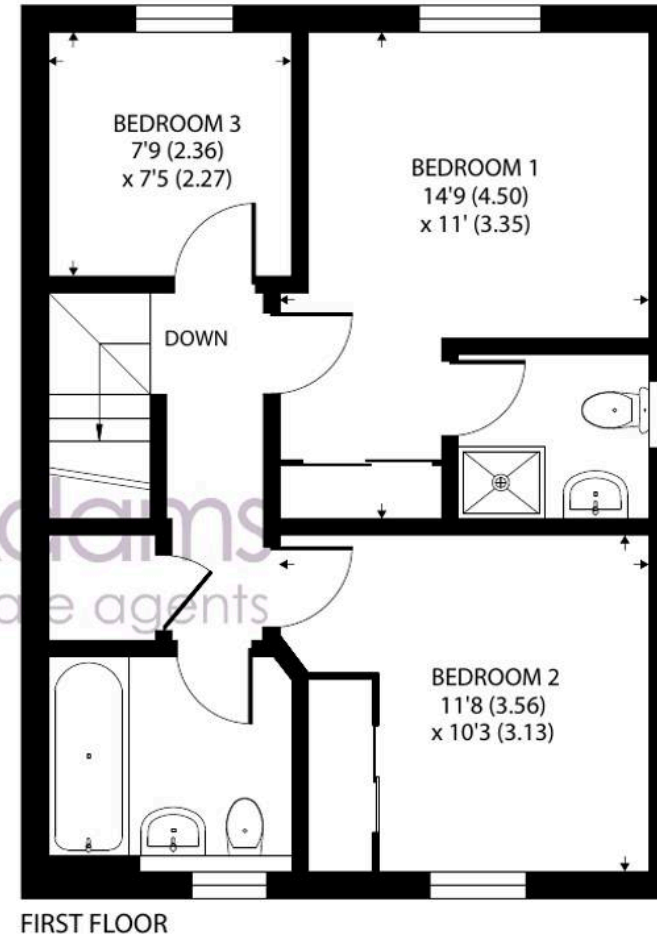
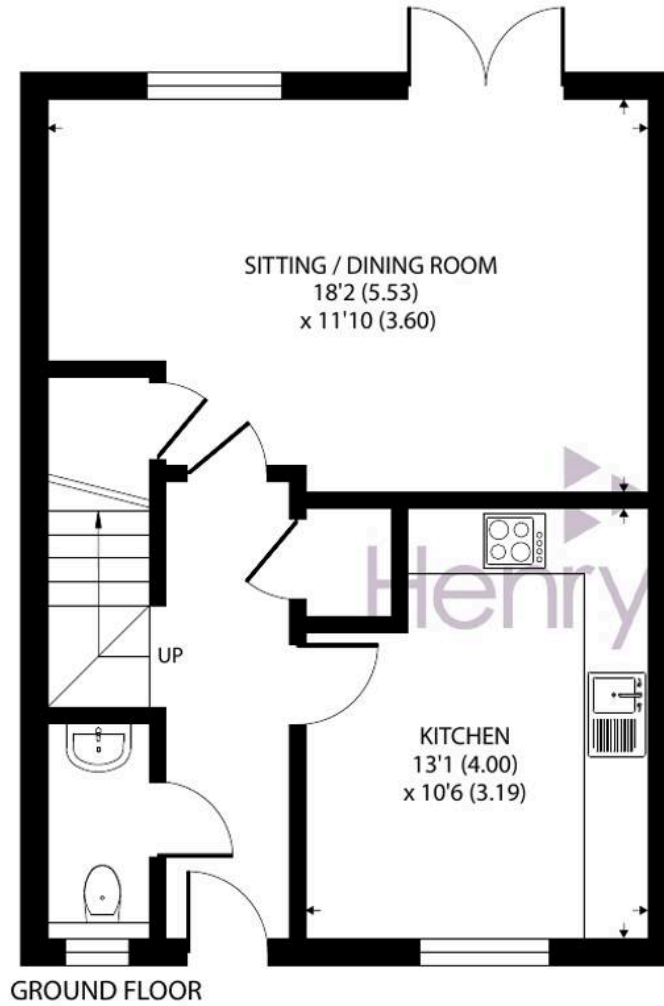
The area around Pulborough provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast. The local countryside provides numerous walks and bridle paths including the South Downs Way. Of special note is the RSPB nature reserve at Wiggonholt Brooks. Pulborough has rugby, bowls and cricket clubs, where there are leisure centres at Storrington and Billingshurst. There is a main line railway station with links to London Victoria and the South Coast. Schooling locally is St Mary's C of E aided primary school and secondary school is The Weald School in Billingshurst.











Approximate Area = 942 sq ft / 87.5 sq m

For identification only - Not to scale







## Henry Adams - Storrington

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any