



Guide Price
£500,000

Freehold

5x  3x  1x 

**Sinclair Drive, Codmore
Hill, Pulborough, West
Sussex, RH20**

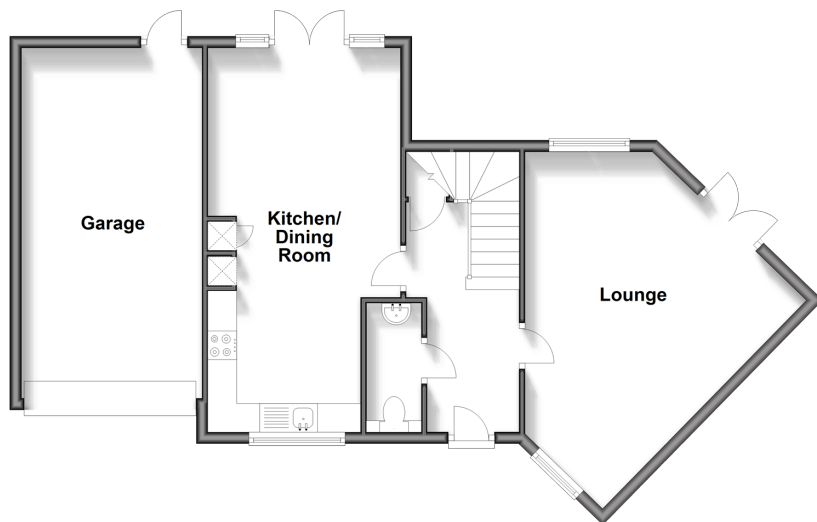
OVER 60?

Secure this property
for up to **59% less!**

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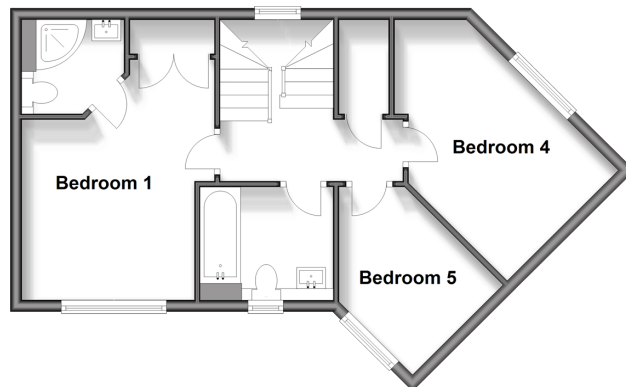
Ground Floor

Approx. 72.0 sq. metres (775.5 sq. feet)



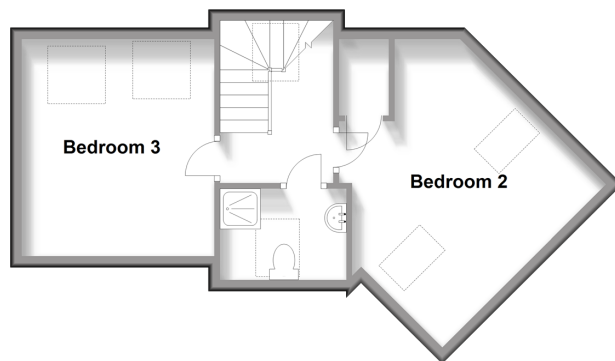
First Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



Second Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 16'0 maximum x 15'6 maximum
(4.88m x 4.73m)

Kitchen/Dining Room: 21'2 x 11'0 maximum
(6.46m x 3.36m)

FIRST FLOOR

Landing

Bedroom 1: 13'9 up to fitted wardrobes x
11'0 maximum (4.19m x 3.36m)

En-Suite Shower Room

Bedroom 4: 15'0 maximum x 8'8 (4.58m x
2.64m)

Bedroom 5: 10'5 maximum x 7'0 (3.18m x
2.14m)

Family Bathroom

SECOND FLOOR

Landing

Bedroom 2: 14'0 maximum x 12'4
maximum (4.27m x 3.76m)

Bedroom 3: 12'4 x 10'10 (3.76m x 3.30m)

Shower Room

OUTSIDE

Front Garden

Rear Garden

Garage

Driveway



Main features

- Deceptively spacious three storey house
- Large rear garden
- Garage with a private driveway
- Great location with countryside walks easily accessible and a children's park close by
- Supermarkets, bus stops, the church, Doctors surgery and pharmacy, primary school and recreational ground are all within close proximity



Nearest Schools

Primary School: St Mary's C of E Primary School 0.3 miles

Secondary School: The Weald School 4.1 miles



Transport Information

Train Stations: Pulborough 0.7 miles, Billingshurst 4.1 miles



Address

Sinclair Drive, Codmore Hill, Pulborough, West Sussex, RH20



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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