



Price Range £225,000 - £235,000

Oddstones, Codmore Hill

**kw** **MARTIN LUNDY**  
ESTATE AGENTS

## Oddstones, Codmore Hill RH20 1FS

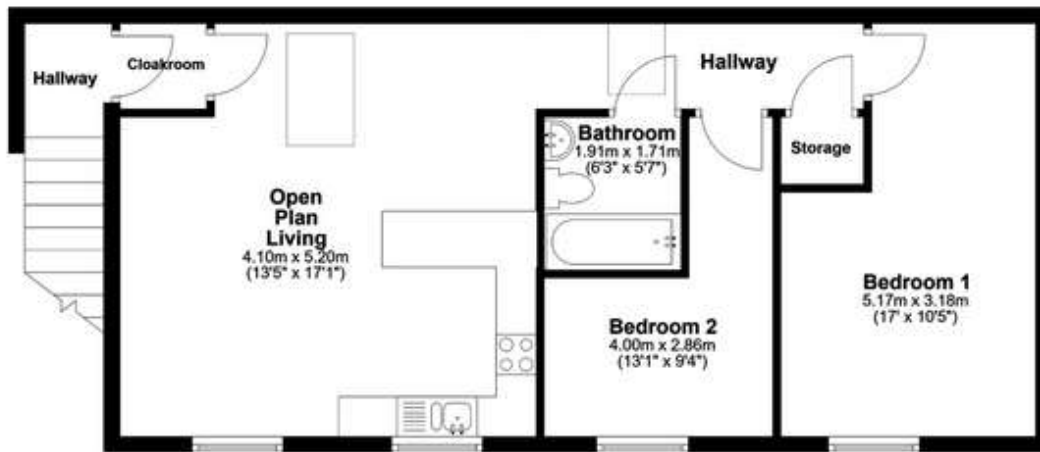
Situated on the popular 'Oddstones' development in Codmore Hill, this freehold coach house sits above four garages, one of which comes with the property. Bright and airy, the two bedroom apartment has high ceilings, adding to the sense of light and space throughout. There's plenty of built in storage, which is rare for a home of this age and the communal entrance hallway and staircase is shared with just one other home.

The small lobby is a great place to throw off shoes and coats before heading into the stunning lounge / dining / kitchen. There are integrated appliances, making this an easy property to move straight into and two large windows overlook the courtyard to the front. A short corridor leads past the bathroom with modern white suite, to the bedrooms beyond.

Commuters will like that Pulborough's mainline station is less than a mile and a half away, with direct routes to London and Gatwick. Families will appreciate the proximity to all local amenities, including St Mary's C of E Primary School, Tesco, Sainsbury's and the medical centre, all within walking distance. Older children catch a bus to The Weald Secondary School from a stop just down the road. Wonderful walks will be found very close by, with a range of pubs, cafes, restaurants and shops all within easy reach.







1st Floor



Ground Floor

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Garage = 144.4 sq ft / 13.4 sq m

1st Floor = 589.9 sq ft / 54.8 sq m

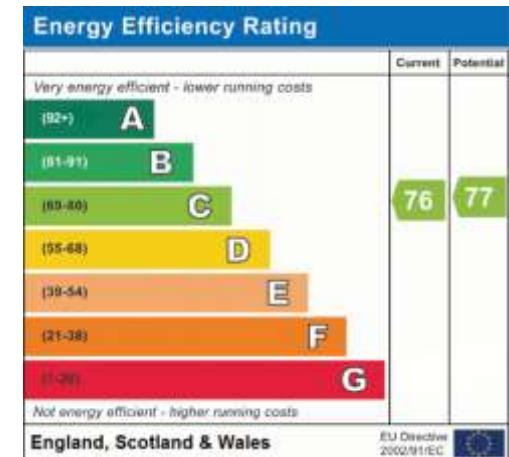
Approximate Total = 734.3 sq ft / 68.2 sq m



Floorplan for illustrative purposes only. Features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.

## 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.



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