



**38 Stane Street Close, Codmore Hill - RH20 1BD**

Guide Price **£355,000**

## 38 Stane Street Close, Codmore Hill, Pulborough

- A well presented terraced house with south facing garden and close to amenities
- Sitting / dining room with wood burner and French doors to garden
- Kitchen with space for appliances opening to conservatory
- Three first bedrooms, bathroom with separate toilet
- Enclosed south facing rear garden with a variety of plants and shrubs
- Solar panels
- No forward chain

This well presented three bedroom terraced house offers comfortable and versatile accommodation, ideal for families or those seeking a conveniently located home. The property features a welcoming sitting and dining room, complete with a wood burner for cosy evenings, and French doors that open directly onto the rear garden, allowing for an abundance of natural light and easy indoor-outdoor living. The kitchen provides ample space for appliances and flows seamlessly into a bright conservatory, which serves as an ideal breakfast area or additional living space. Upstairs, there are three good-sized bedrooms, a bathroom, and a separate toilet, catering to the needs of a busy household. The property also benefits from solar panels, providing energy efficiency and potential cost savings. Offered with no forward chain, this home is ready for immediate occupation and represents an excellent opportunity for buyers looking to move quickly.

The enclosed south facing rear garden is a particular highlight, providing a private and tranquil space for relaxation or entertaining. Well stocked with a variety of established plants and shrubs, the garden offers year-round interest and colour. There is ample space for outdoor seating and dining, making it perfect for enjoying the warmer months. The garden's layout has been thoughtfully designed for ease of maintenance, while still offering scope for keen gardeners to further personalise the space. To the front, the property is set back from the road and benefits from a neat frontage, enhancing its overall kerb appeal. Situated close to local amenities, schools, and transport links, this property combines practical living with a desirable outdoor environment, making it an attractive choice for a range of buyers.



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.

Council Tax band: C

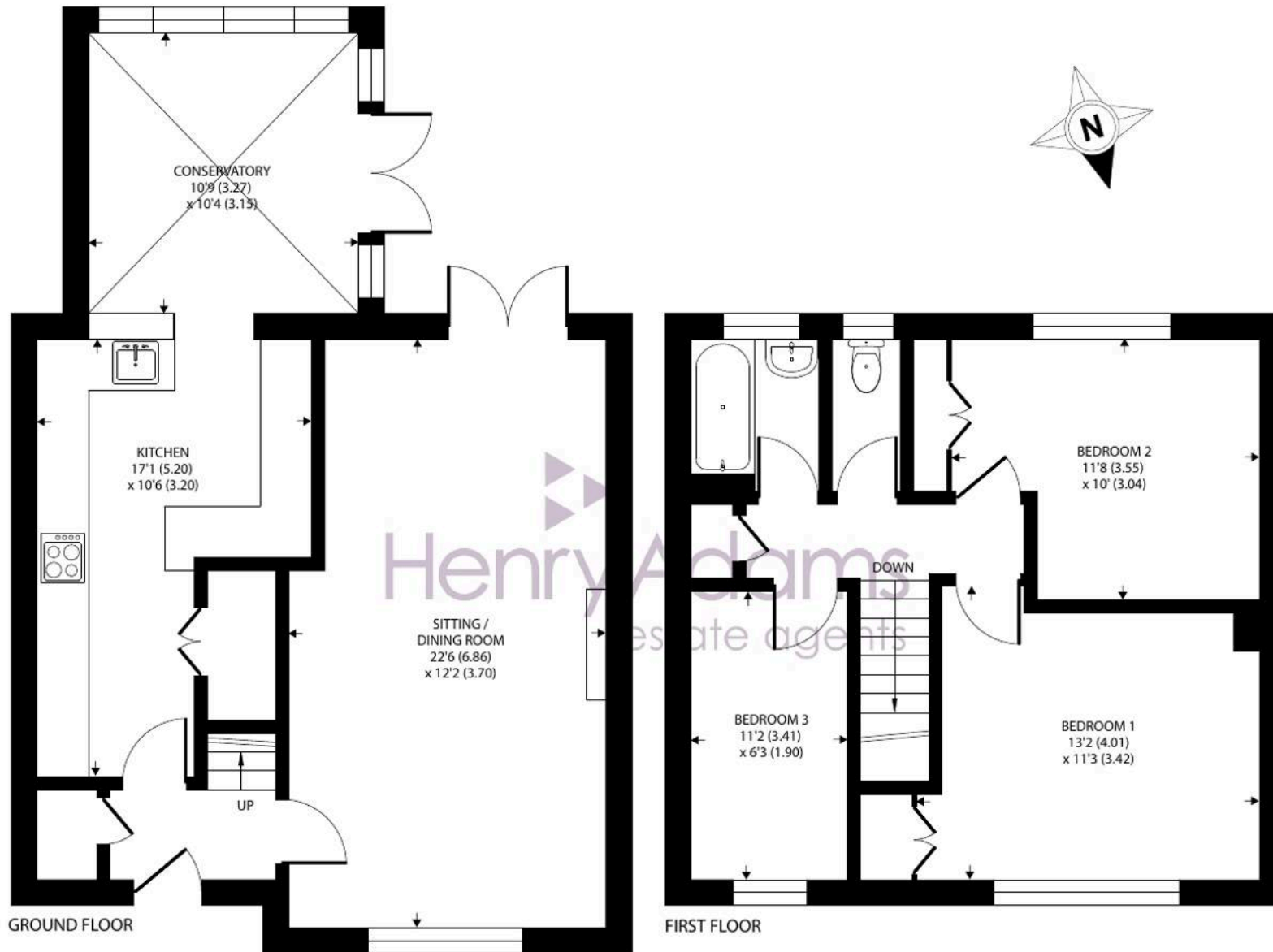
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







Approximate Area = 1043 sq ft / 96.8 sq m

For identification only - Not to scale





## Henry Adams - Storrington

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