



Price Range £200,000 - £215,000
Riverside, Codmore Hill, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS



Riverside, Codmore Hill, Pulborough RH20 1FJ

Offered chain free and ready to move into, this second floor apartment has a lovely view over a green to the front and a very long lease. Sharing the communal entrance with just three other properties, the apartment feels very secluded and secure. The sellers tell us that pets are permitted in the block, which is rare for a modern apartment. There's a garage for the property, within a private parking area.

There is a bright and airy living / dining room and a well designed kitchen with ample storage and food preparation space. The main bedroom has an ensuite shower and the second bedroom is also a good size. A family bathroom serves guests.

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.

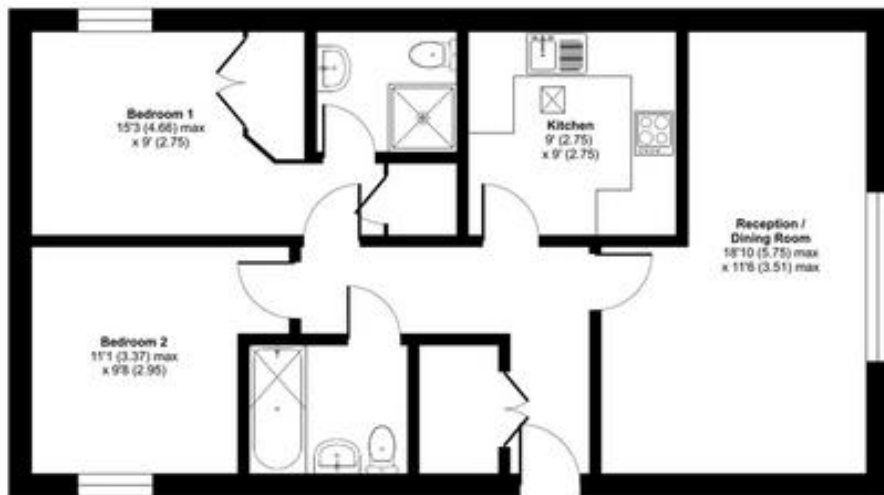




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Approximate Area = 695 sq ft / 64.5 sq m
 Garage = 161 sq ft / 14.9 sq m
 Total = 856 sq ft / 79.4 sq m
 For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, © iStockroom 2020. Produced for Lundy-Lester Ltd. REF: 1435010



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		81 B
69-80	C	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.