



Price Range £600,000 - £625,000

Sinclair Drive, Codmore Hill, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Sinclair Drive, Codmore Hill, Pulborough, RH20 1FW



Bought new about five years ago, the current owner of this immaculately presented four bedroom detached house loves that it's so very bright and airy. They've landscaped the south facing rear garden in order to provide a lawn for children to play on, plus a gravel seating area leading to a raised decked patio, perfect for socialising with friends. The front garden is equally low maintenance and there's a driveway in front of the garage. Visitor parking is nearby and a footpath opens onto a wonderful green space, perfect for walking the dog or for heading out with the kids for a stroll. Situated on the edge of the development, the property has far reaching views towards the South Downs and is within a few minutes walk of the station, primary school and shops. Older children catch a bus to The Weald from a couple of stops close by.

The welcoming entrance hallway features a downstairs loo and two cupboards for storage. The dual aspect living room has French doors onto the garden and the kitchen / dining room features integrated appliances. Upstairs, three of the bedrooms are doubles and have built in cupboards or wardrobes, one is ensuite and the fourth is a good single. The family bathroom feels fresh and modern.



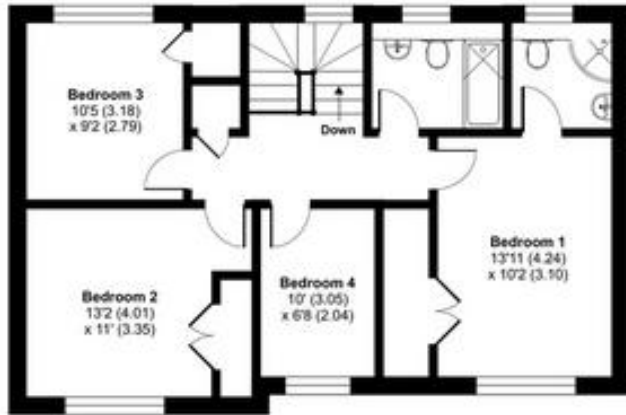
An excellent choice of amenities will be found in the village, including two supermarkets, cafes, bars, takeaways and restaurants. There's an independent butchers, a florist and even a bakery. As well as the play area on the estate, Pulborough has a large recreation ground with play park and outdoor gym, plus doctors, dentists and a busy village hall.



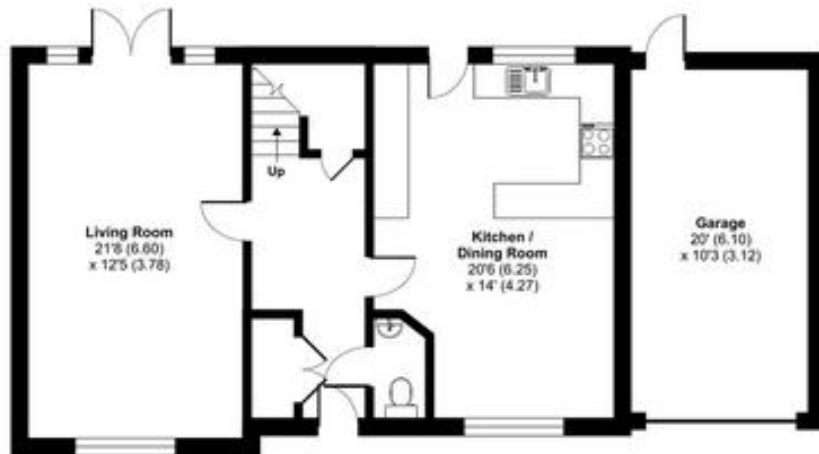
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Approximate Area = 1443 sq ft / 134.1 sq m
 Garage = 207 sq ft / 19.2 sq m
 Total = 1650 sq ft / 153.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © valtechcom 2020. Produced for Lundy-Lester Ltd. REF: 1446596



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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.