



£82,500 for a 25% share

Sinclair Drive, Codmore Hill, Pulborough

kw MARTIN LUNDY
ESTATE AGENTS

Sinclair Drive, Codmore Hill, Pulborough, RH20 1FW

Offering a great opportunity to climb onto the property ladder, the current owner of this lovely property owns a 25% share of it, with a higher percentage available to purchase from the housing association, as part of their "staircasing" facility. The full market value price is £330,000.

Situated on the popular Brookfields development in Pulborough, all local amenities are close by. The primary school is about half a mile away, opposite the large recreation ground with outdoor gym equipment. Older children catch a bus to The Weald from a couple of stops nearby. There are also two play areas on the estate itself and Tesco and Sainsbury's supermarkets are both only a few minutes stroll away. The mainline station, less than a mile on foot, offers direct routes to London and Gatwick. Wonderful walks will be found from the edge of the development.



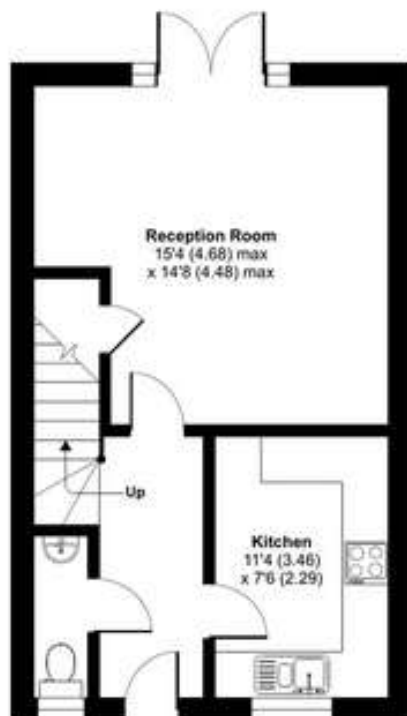
The kitchen feels bright and modern and there's a good sized living / dining room which opens onto the sunny, low maintenance rear garden. Both bedrooms are really good doubles. One has fitted wardrobes, the other a built in cupboard for storage. The smart looking bathroom is a lovely place to relax at the end of the day and there's a useful downstairs loo too. Two allocated parking spaces sit directly outside the house, a rarity for a property at this price point.



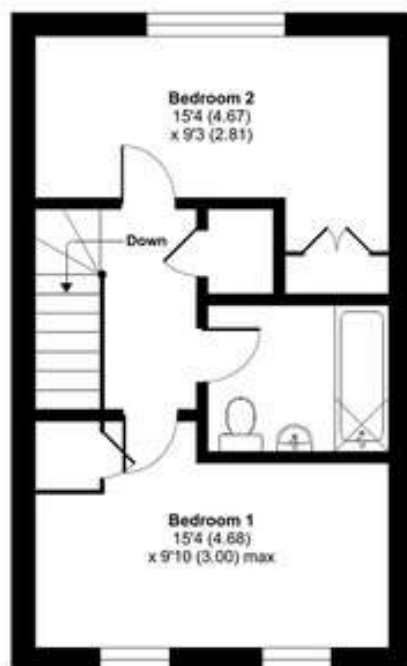
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Approximate Area = 812 sq ft / 75.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



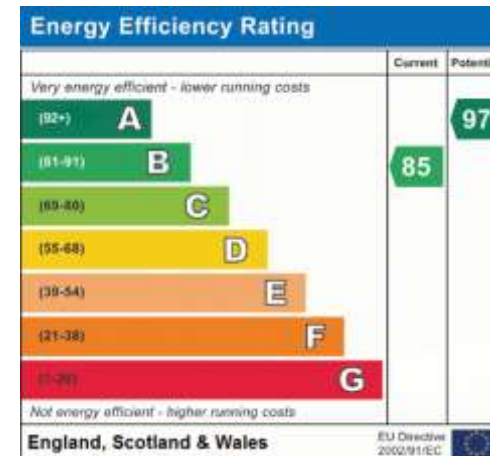
Floor plan produced in accordance with NICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) - 1st Edition 2020. Produced for Lundy-Lewis Ltd. REF: 1452751



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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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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.