



Price Range £475,000 - £495,000

Oddstones, Codmore Hill, Pulborough



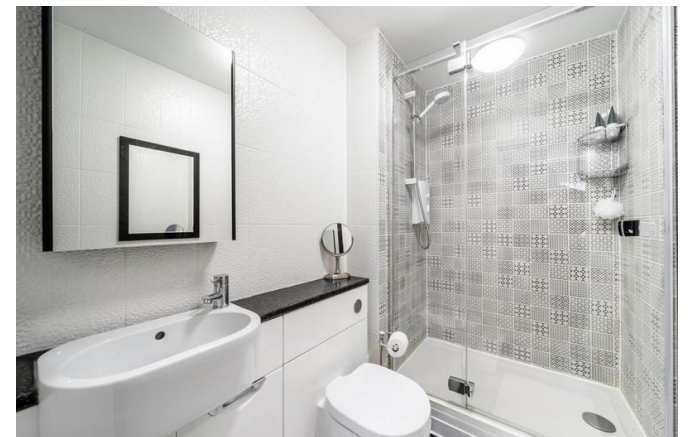
Oddstones, Codmore Hill, Pulborough, RH20 1FS

Situated within a popular residential development, this immaculately-presented four bedroom detached house offers about 1100 sq ft of living space over two floors. The low maintenance front and rear gardens make this is a really easy family home to live in or an ideal 'lock up and leave' type property for a professional couple or downsizer.

The triple aspect lounge features a lovely box bay window, perfect for reading quietly in, plus French doors onto a patio seating area with small lawn beyond. Bright and airy, the kitchen / dining room runs the full depth of the house and has gloss units with integrated appliances, space for a table and chairs, plus French doors to the landscaped, private rear garden. There is a cloakroom / wc off the hallway, as well as a large understairs cupboard for coats, shoes and so on. Upstairs features a very smart family bathroom, an ensuite shower room to the principle bedroom and three further bedrooms, the smallest of which would make a perfect study or home office. A driveway sits to the side of the house, in front of the single garage.

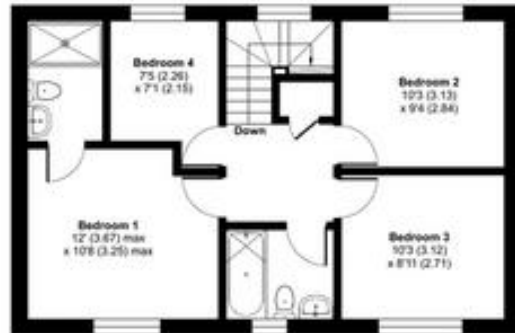


Commuters will appreciate that Pulborough's mainline railway station has direct routes to London and Gatwick. Families with young children will relish the primary school being less than a mile away, with older children catching a bus to The Weald from the end of the road. There are some wonderful walks almost from the doorstep and the location is well placed for access to all local amenities. Sainsbury's is only a couple of minutes walk, with Tesco and a range of pubs, cafes and independent shops all close by.



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Approximate Area = 1098 sq ft / 102 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1255 sq ft / 116.5 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). © richcom 2025. Produced for Lundy-Lester Ltd REF: 1417143

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 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.