



Price Range £200,000 - £215,000

Harwood Close, Codmore Hill, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Harwood Close, Codmore Hill, Pulborough, RH20 1FL

Offered chain free, this first floor apartment shares the communal entrance with just three other properties and feels very private. The kitchen looks out across a green space to the front and there is a bright and airy living / dining room overlooking the side. The main double bedroom has built in cupboards plus an ensuite shower room and the second bedroom is also a double. There's a family bathroom, plenty of built in storage throughout the property and a garage on the ground floor.

Commuters will appreciate that the mainline station is only a mile away on foot, 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.



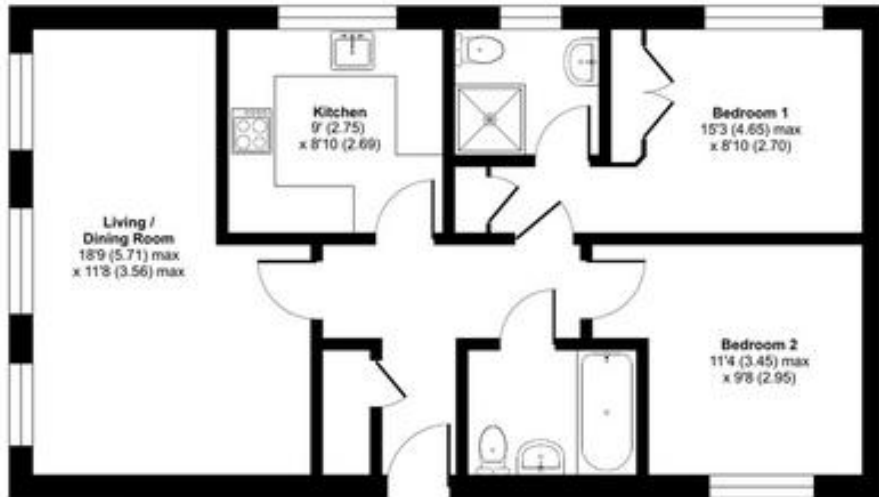


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Approximate Area = 652 sq ft / 60.5 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 803 sq ft / 74.5 sq m
 For identification only - Not to scale



GARAGE EN-BLOC



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©end+ecom 2025. Produced for Lundy-Lester Ltd. REF: 1466598



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	72
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.