

33 Corden Place, Codmore Hill - RH20 1FQ

£499,950

Henry Adams
estate agents



33 Corden Place, Codmore Hill, Pulborough

- Immaculately presented detached home
- Modern, contemporary interiors throughout
- Three double bedrooms
- Principal bedroom with en-suite shower room
- Stylish family bathroom
- Fitted kitchen with dining area
- Light and airy accommodation throughout with views odf the South Downs
- Private garden with outbuilding
- Convenient access to shops, schools and Pulborough station
- Vendors suited

This immaculately presented three bedroom detached house offers modern, contemporary interiors and light, airy accommodation throughout. Enjoying views of the South Downs, the property combines a stylish finish with a convenient location, making it an appealing choice for buyers seeking a well presented home with access to local amenities. The fitted kitchen incorporates a dining area, providing a practical setting for everyday meals and entertaining. Its contemporary design complements the presentation found throughout the house, while the dining space offers room to gather with family and friends. There are three bedrooms, including two doubles, giving buyers flexibility to arrange the accommodation to suit their needs. The principal bedroom benefits from an en-suite shower room, adding convenience and privacy, while a stylish family bathroom serves the remaining bedrooms. The third bedroom, also a double, provides useful additional space and could be considered for a variety of uses, depending on individual requirements. Throughout the property, the light and airy feel enhances the contemporary interiors, creating a welcoming environment in which to relax and enjoy the views. The detached nature of the home adds to its appeal, while its location offers convenient access to shops, schools and Pulborough station. This combination of accommodation, presentation and accessibility makes the property worthy of consideration by a range of buyers. The vendors are suited and the property is offered as the end of the chain.

Outside, the property benefits from a private garden, providing a space to enjoy the outdoors and an attractive complement to the contemporary accommodation inside. The garden offers an opportunity to relax, spend time with family or welcome guests in a setting that can be enjoyed according to individual preferences. An outbuilding provides additional space, offering potential for a range of uses depending on the buyer's requirements. Whether used for storage or another purpose, it is a useful addition to the property and adds flexibility to the outside space. The privacy of the garden is a feature, giving the home an outdoor area to enjoy alongside its light and airy interiors.

Views of the South Downs contribute to the appeal of the setting, while the property's convenient access to shops, schools and Pulborough station helps to balance the enjoyment of the surroundings with the practicalities of everyday life. With its private garden, outbuilding and well presented accommodation, this detached home offers a combination of indoor and outdoor space in a location suited to a variety of lifestyles.

Pulborough is a well appointed village with main line railway station accessing London Victoria, London Bridge along with the South Coast. There are bus stops nearby. In close proximity are Tesco and Sainsburys and a number of independent businesses and shops. There is a good selection of well-regarded schools in the area, including St Mary’s C of E Primary School in Pulborough and The Weald School in Billingshurst for secondary education. Other nearby options include West Chiltington Primary School, Midhurst Rother College and Steyning Grammar School.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





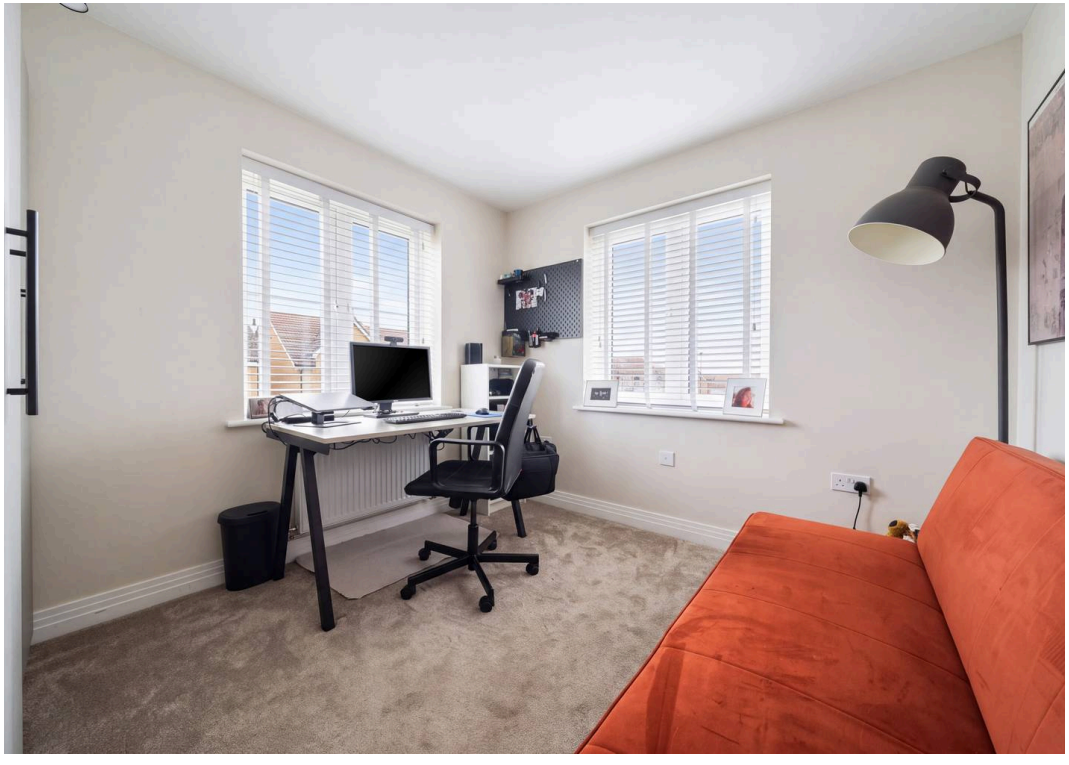














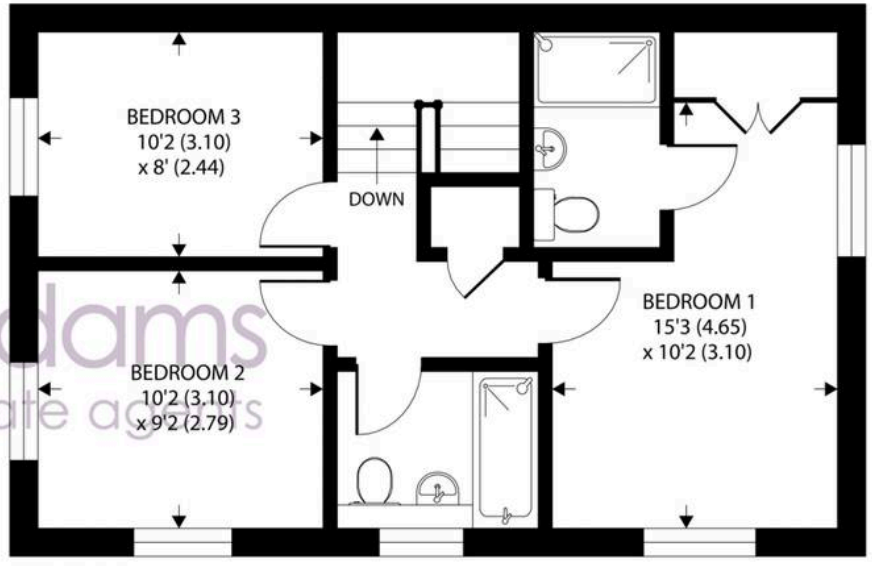








GROUND FLOOR



FIRST FLOOR

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Approximate Area = 1006 sq ft / 93.4 sq m

For identification only - Not to scale



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.