

Price Range £400,000 - £425,000

Riverside, Pulborough, RH20

MARTIN LUNDY
ESTATE AGENTS







Riverside, Codmore Hill, Pulborough, RH20 1FJ

Offering more than 1200sq ft of living space, plus an integral garage, this three storey townhouse style property offers flexible accommodation over three floors. It's less than a mile on foot from Pulborough's mainline railway station, which has direct routes to London and Gatwick, making this a great location for commuters. There are two supermarkets and a choice of shops nearby, including a Sainsbury's within a five minute walk. Secondary school children catch a bus to The Weald from opposite it, with younger kids walking to St Marys C of E primary school. The village features a number of bars, cafes, restaurants and takeaways, plus a bakery, butchers and plenty of lovely walks, almost from the front door.

The ground floor has a full width family room, which could alternatively be used as a study, playroom, teen den, snug or even a fourth bedroom, with the downstairs cloaks / wc alongside it. French doors open onto the low maintenance rear garden, with patio seating area, raised artificial lawn and gated access to the car park, where the property has an allocated space. An internal door leads from the hallway into the garage and the current owners use part of this space as a laundry / utility area.

The first floor offers a smart, modern kitchen with integrated appliances and there's an L-shaped lounge / dining room with Juliet balcony. There's another cloakroom plus a store cupboard on this level.

The top floor has three bedrooms, the largest of which has an ensuite plus fitted wardrobes. Bedroom two is a comfortable double and bedroom three a very good single, currently used to work from home.

The owners have found a chain free house they wish to buy, having been here for more than 12 years and modernised and improved their home throughout this time.







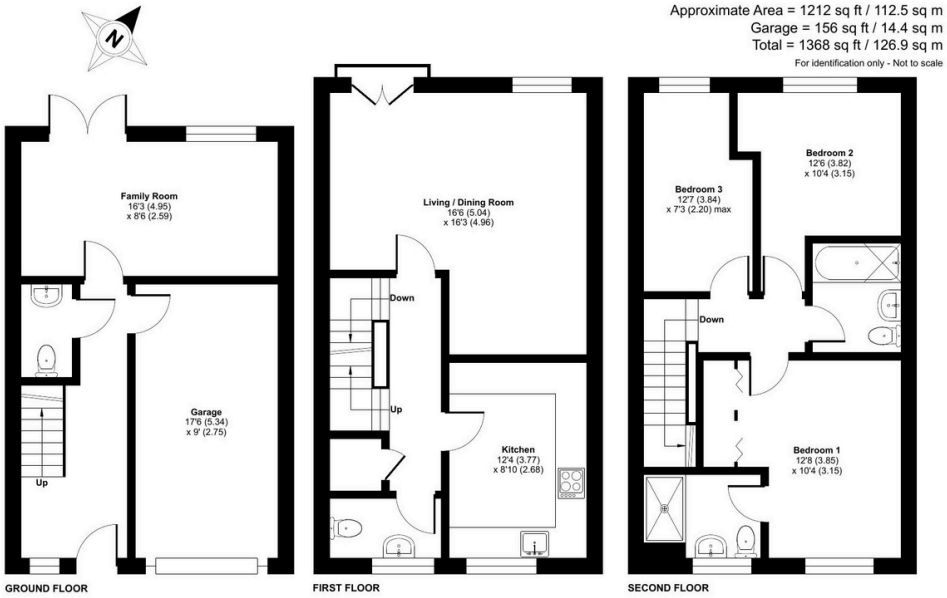






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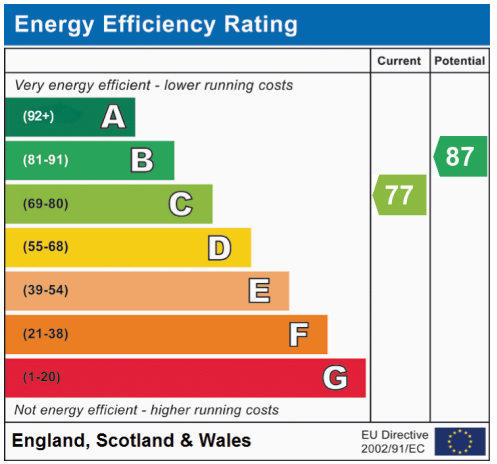
Approximate Area = 1212 sq ft / 112.5 sq m
Garage = 156 sq ft / 14.4 sq m
Total = 1368 sq ft / 126.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Keller Williams DD. REF: 1547158

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.