



39 Corden Place, Codmore Hill - RH20 1FQ

Guide Price £400,000

 **Henry Adams**
estate agents

39 Corden Place

Codmore Hill, Pulborough

- Delightful four bedroom home
- Remining 4 years of NHBC
- Large sitting/dining room with doors to the garden
- Main bedroom with en-suite shower room
- Two further double bedrooms
- 4th bedroom or study
- Modern fitted kitchen with built in appliances
- Allocated parking for two cars
- Within walking distance of shops and train station

This delightful four bedroom end of terrace house presents an excellent opportunity for families and professionals seeking a spacious, modern home within a highly convenient location. Benefiting from the remaining four years of NHBC warranty (providing peace of mind for new owners), the property is thoughtfully arranged over two floors and finished to a high standard throughout.

The welcoming entrance hall leads to a generous sitting and dining room, which offers ample space for entertaining or relaxing and features double doors leading to the garden that flood the space with natural light. The modern fitted kitchen is equipped with a range of built-in appliances (including an oven, hob, fridge freezer and dishwasher), complemented by sleek cabinetry and practical work surfaces.

Upstairs, the main bedroom boasts an en-suite shower room, providing a private retreat, while two further double bedrooms offer flexible accommodation for family or guests. The fourth bedroom is equally well-suited as a comfortable single bedroom or a study, ideal for remote working or home learning. The family bathroom is finished in a contemporary style, with quality fixtures and fittings. Additional benefits include a ground floor cloakroom and useful storage cupboards throughout the property. Allocated parking for two cars is provided, ensuring convenience for residents and visitors alike. The rear garden is secure with rear access and is easy maintenance with lawn and an area of patio, a blank canvas for those who are looking to create an established garden.



Codmore Hill, Pulborough

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

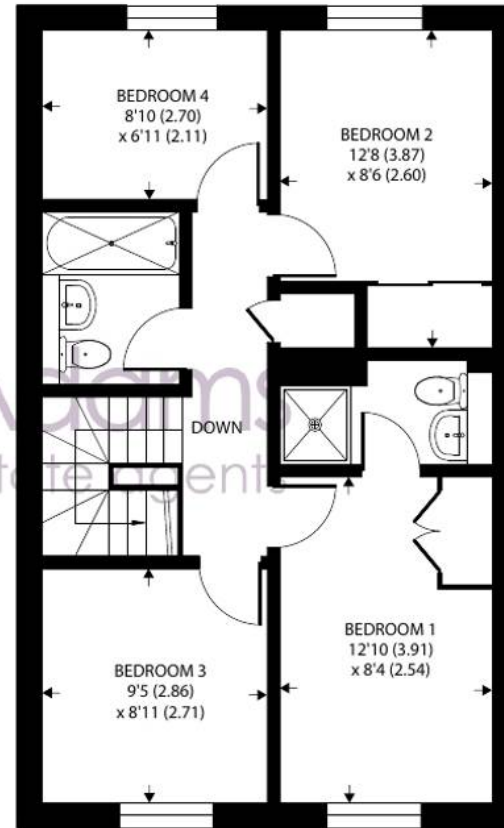
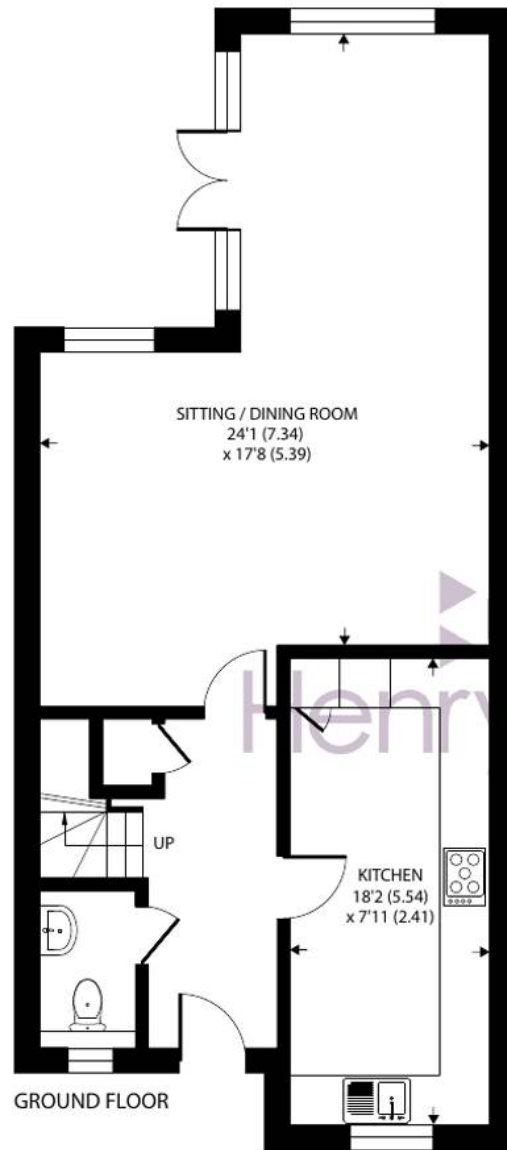
EPC Environmental Impact Rating: B

The property is situated within easy walking distance of local shops and the train station, making it perfect for commuters and those who appreciate the convenience of nearby amenities. This is a superbly presented home that combines modern living with a practical layout, ready to move into and enjoy. Early viewing is highly recommended to appreciate the quality and space on offer.









Approximate Area = 1171 sq ft / 108.7 sq m

For identification only - Not to scale





Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535 • storrington@henryadams.co.uk • www.henryadams.co.uk/

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