



Price Range £415,000 - £430,000

Stane Street Close, Codmore Hill, Pulborough

**kw** **MARTIN LUNDY**  
ESTATE AGENTS

## Stane Street Close, Codmore Hill, Pulborough, RH20 1BD

This mature semi detached house has been modernised, extended and improved by the current owners and now offers almost 1500sq ft of flexible, family-friendly living space over two floors.

The ground floor feels especially large, with a lovely living room opening onto the sunny rear garden and with a stunning rooflight above. There are three further reception rooms downstairs, including a dining room, playroom / gym and a study, perfect for working from home or as a fourth bedroom. The long, galley style kitchen features plenty of built in storage and leads to a useful utility room and a wetroom, ideal for washing off muddy dogs or kids or for a family member with mobility difficulties. Upstairs are three further bedrooms, all of them doubles, plus a family bathroom and separate loo.

There's driveway parking for two cars and a lawned rear garden behind a high hedge. The rear garden is a good size, is level and has a patio seating area. There are views over rooftops to the rear, towards the South Downs.

All local amenities are within easy reach, including a children's play park just over the road, the primary school less than a mile away and two supermarkets. A range of shops, pubs, bars and takeaways will be found in the village. Older children catch a bus to The Weald from a stop close by. Wonderful country walks will be found within a few minutes stroll of the front door.

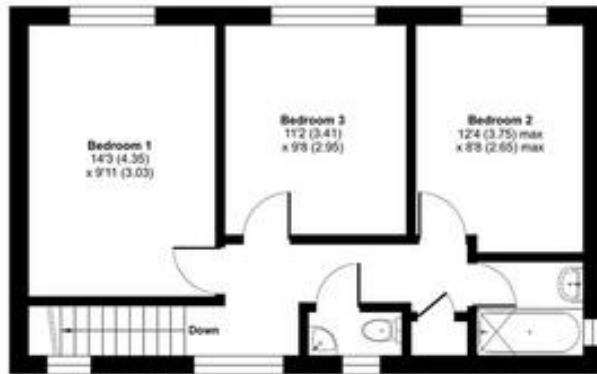




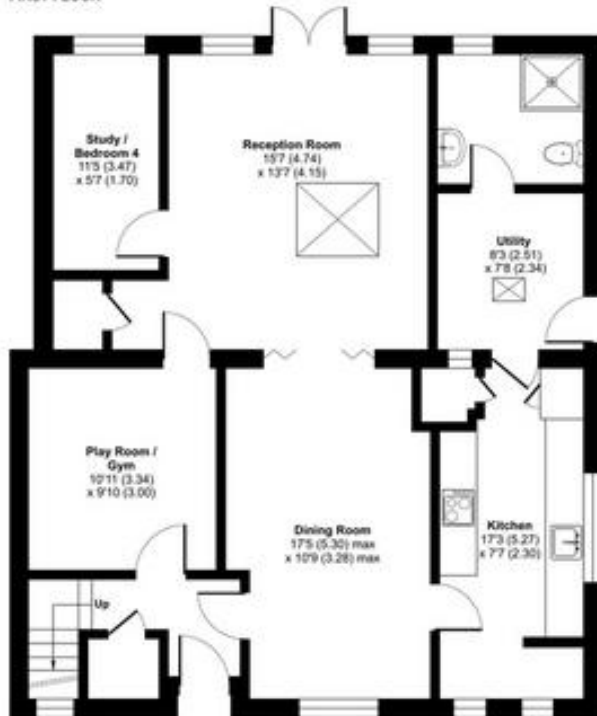
## Stane Street Close, Codmore Hill, Pulborough, RH20

Approximate Area = 1469 sq ft / 136.4 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 (IPMS) Residential. © richroom 2020. Produced for Lundy-Lester Ltd REF: 1396091



## 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		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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