



£399,950

Bridge Close, Codmore Hill, Pulborough,



Bridge Close, Codmore Hill, Pulborough, RH20 1FH

Offered with no ongoing chain, this three storey semi-detached house offers flexible accommodation within a popular residential location.

Set back behind a small playground specifically for very young children, the property offers a wonderful open plan kitchen / dining / family room on the ground floor. The smart, recently installed high specification kitchen features integrated appliances, quartz work surfaces and a lovely breakfast bar. There is a useful cloakroom / wc off the hallway.

On the first floor is an L-shaped lounge with Juliet balcony overlooking the rear garden, plus a double bedroom. The second floor provides a further two bedrooms, the principle one being ensuite, plus a family bathroom.

The low maintenance rear garden feels really tucked away and private, with quiet seating areas and space to relax or entertain family and friends. There is pedestrian access to the garage, which has a parking space directly in front of it.

Well suited to downsizers, professional couples or families alike, the property offers almost 1100 sq ft of well proportioned living space. Commuters will love that Pulborough's mainline railway station is only a mile away on foot, with direct routes to London and Gatwick. St Mary's C of E Primary School is about ten minutes walk, whilst older children catch the school bus to The Weald from a stop at the top of the road, opposite the nearby Sainsbury's. All local amenities are within easy reach and there are wonderful walks available virtually from the front door.

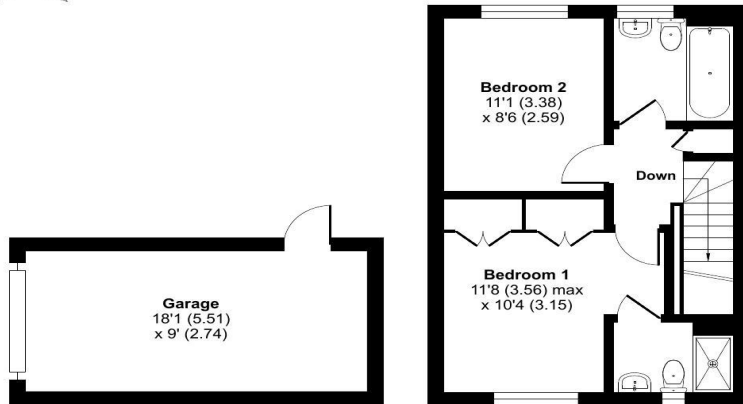




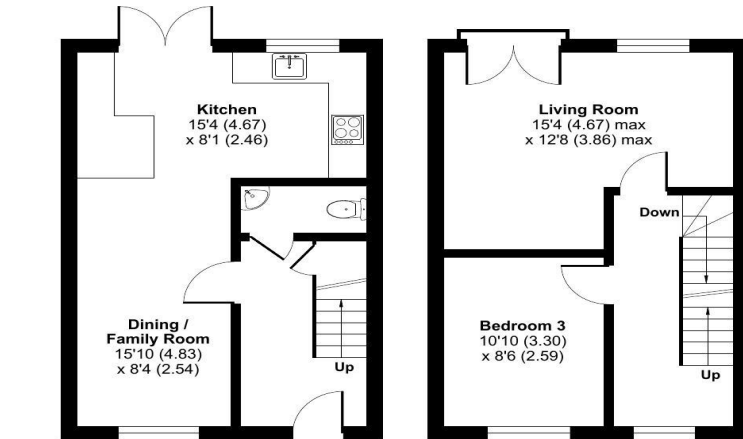
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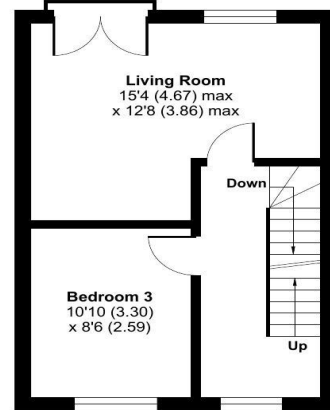
Approximate Area = 1104 sq ft / 102.5 sq m
 Garage = 163 sq ft / 15.1 sq m
 Total = 1267 sq ft / 117.6 sq m
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lundy-Lester Ltd. REF: 1001445



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 | | | |
| (92-100) A | | | 90 |
| (81-91) B | | 79 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| 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.

