



Price Range £400,000 - £425,000  
Riverside, Codmore Hill, Pulborough, West Sussex

**KW**ADVANTAGE  
KELLERWILLIAMS<sup>SM</sup>



## Riverside, Codmore Hill, Pulborough, West Sussex, RH20 1FJ

This beautifully presented detached house sits on a corner plot, within a popular residential development on the outskirts of the village.

The property has been improved over the last few years and offers a wonderful dual aspect living room with box bay window, perfect for a table and chairs. Double doors open to a modern, refitted kitchen and a dining room with French doors onto the low maintenance, wraparound rear garden. There is a useful study / third bedroom on the ground floor, plus a cloakroom / wc. Upstairs is a smart bathroom plus two double bedrooms, the principle featuring an ensuite shower room and built in wardrobes. Neutrally decorated throughout, the property feels light and airy, with views to one side over the neighbouring green. Perfect as a "lock up and leave" type home, it has a lovely secluded patio seating area and a small lawn to the rear and side, with mature shrub borders to the front. A wrought iron gate connects the rear garden to the driveway and single garage with ample space for storage.

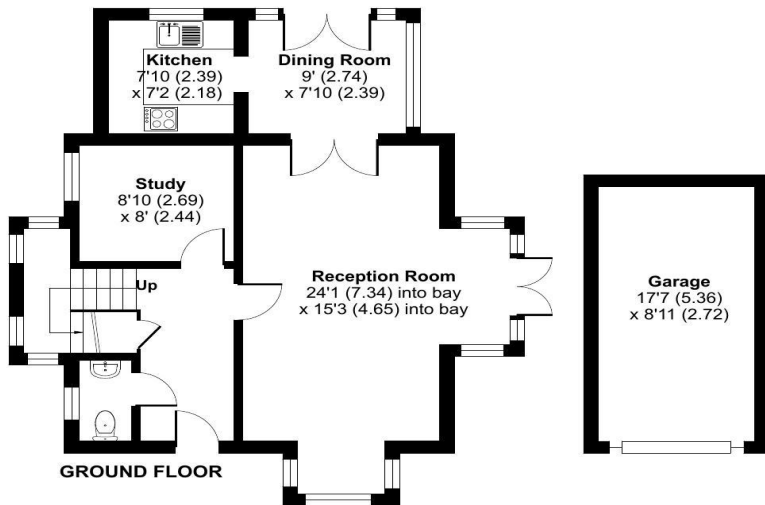
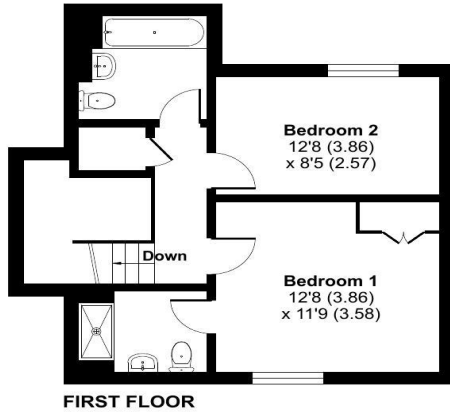


Commuters will love that Pulborough's mainline station is only a mile away by foot, with direct routes to London and Gatwick. The primary school is also only a few minutes walk away, whilst older children catch a school bus to The Weald at Billingshurst from the top of the road. Wonderful walks are to be found almost from the doorstep, with a handy shortcut running along the edge of the estate up to the nearby Sainsbury's. All local amenities are within easy reach, including a large medical centre, dentists, cafes, pubs and restaurants.



## Riverside, Codmore Hill, Pulborough, RH20

Approximate Area = 1123 sq ft / 104.3 sq m  
 Garage = 157 sq ft / 14.5 sq m  
 Total = 1280 sq ft / 118.8 sq m  
 For identification only - Not to scale



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: 1018228



## 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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



01798 817257 or 07788 531768



Lundy-Lester Ltd, West Chiltington, RH20 2LQ



martin.lundy-lester@kwuk.com

## 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.

