



£319,950

Stane Street Close, Codmore Hill, Pulborough, West Sussex

KWADVANTAGE
KELLERVILLIAMS



Stane Street Close, Codmore Hill, Pulborough, West Sussex, RH20 1BD

Offered with no ongoing chain, this three bedroom mid terraced house offers family-friendly accommodation on the edge of the village and would make a great first or second time buy. Alternatively, it could work really well as a buy to let investment, as there is scope for the next owner to further improve and add value to the property.

To the front is driveway parking for two cars. The entrance hallway leads to a 22'7" dual aspect lounge / dining room, as well as to the L-shaped kitchen, with plenty of useful cupboards and work surface. Upstairs, two of the bedrooms are doubles and have built in cupboards. The third bedroom is a good single and there is potential to knock through the separate toilet and bathroom to make one big room instead. The south facing rear garden features a patio seating area, perfect for relaxing with family and friends. A level lawn area has stepping stones leading past a raised border, great for growing fruit and veg, to a further hardstanding beyond, with a good sized timber shed for extra storage.

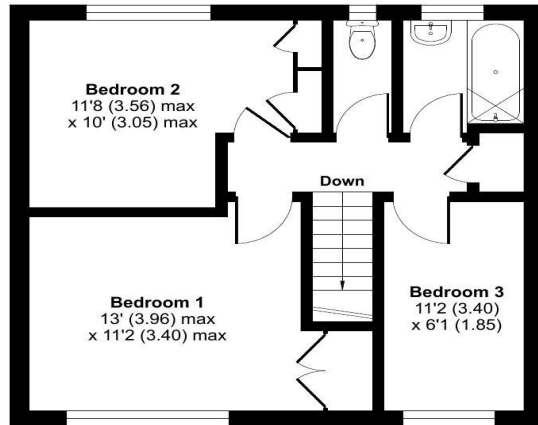


Commuters will like that Pulborough's mainline railway station is just over a mile away, with direct routes to London and Gatwick. The primary school is about ten minutes walk, with older children catching a bus to The Weald Secondary School and Sixth Form College from a stop just down the road. All local amenities are within easy reach, including a range of shops, pubs, cafes, takeaways and restaurants. Wonderful walks are to be found close by, including into the beautiful South Downs.

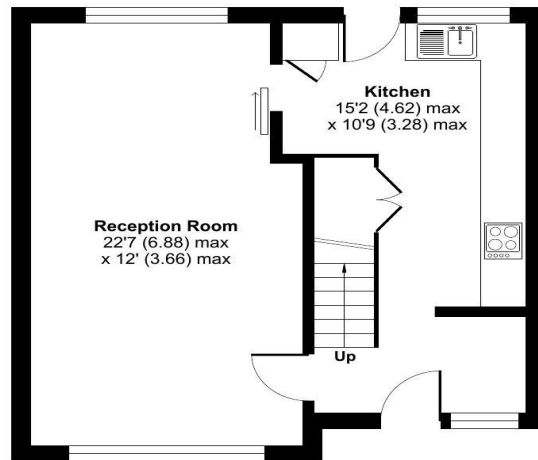


Stane Street Close, Pulborough, RH20

Approximate Area = 931 sq ft / 86.5 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 (IPMS2 Residential). © nichecom 2023. Produced for Lundy-Lester Ltd. REF: 1031680



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 very efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

