



£250,000 - £260,000

Oddstones, Codmore Hill, Pulborough, West Sussex

**KW** ADVANTAGE  
KELLERWILLIAMS



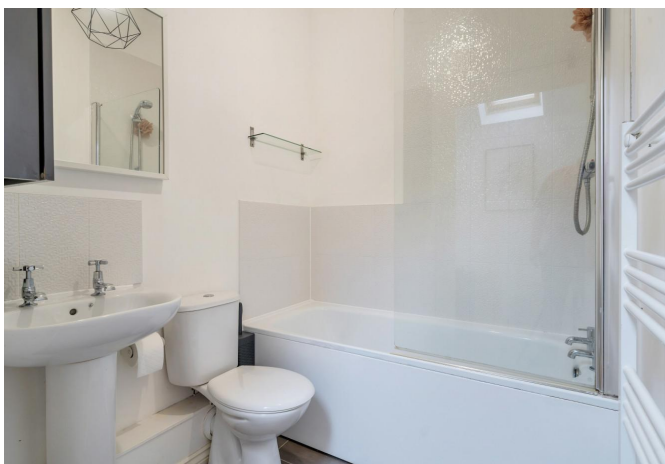
## Oddstones, Codmore Hill, Pulborough, West Sussex, RH20 1FS

This is a really interesting home ! Situated on the popular "Oddstones" development built by Taylor Wimpey about ten years ago, this freehold coach house sits above four garages, one of which comes with the property. Bright and airy, the three bedroom apartment has really high ceilings, adding to the sense of light and space throughout. There is plenty of built in storage, which is rare for a home of this age and the communal entrance hallway and staircase is shared with just one other flat.

The small lobby is a great place to throw off shoes and coats before heading into the stunning lounge / dining / kitchen. There are integrated appliances, making this an easy property to move straight into and two large windows overlook the courtyard to the front. A short corridor leads past the bathroom with modern white suite, to three bedrooms beyond. The principle bedroom has built in corner wardrobes. The second will also comfortably take a double bed, whilst the smallest bedroom has useful high level fitted cupboards and a skylight for fresh air, light and privacy. This would make a wonderful home office or nursery.

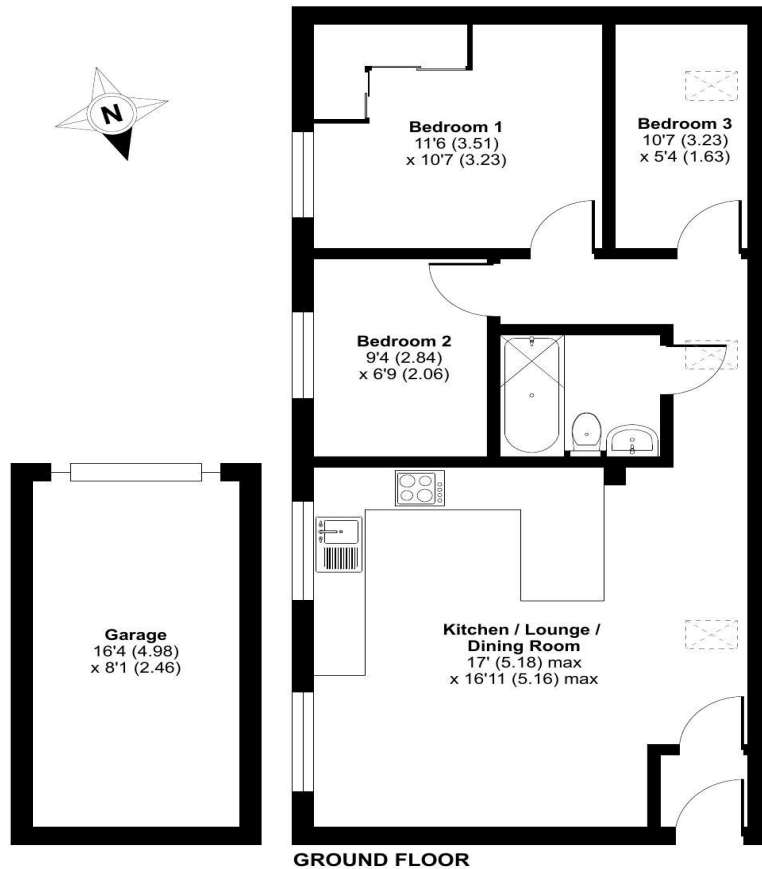


As a lock up and leave type property, the location is excellent, being safely tucked away with just a handful of homes. The garage has an electric car charging point. Commuters will like that Pulborough's mainline station is less than a mile and a half away, with direct routes to London and Gatwick. Families will appreciate the proximity to all local amenities, including St Mary's C of E Primary School , Tesco, Sainsbury's and the medical centre. Older children catch a bus to The Weald Secondary School from a stop just down the road. Wonderful walks will be found very close by, with a range of pubs, cafes, restaurants and shops all within easy reach.



## Oddstones, Codmore Hill, Pulborough, RH20

Approximate Area = 641 sq ft / 59.5 sq m  
 Garage = 137 sq ft / 12.7 sq m  
 Total = 778 sq ft / 72.2 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: 1043054



## 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</b>	<b>79</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	



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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.

