



£399,950

Riverside, Codmore Hill, Pulborough, West Sussex

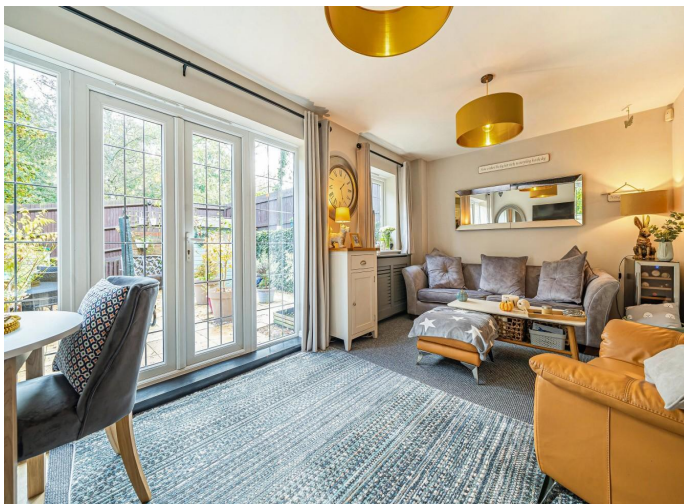
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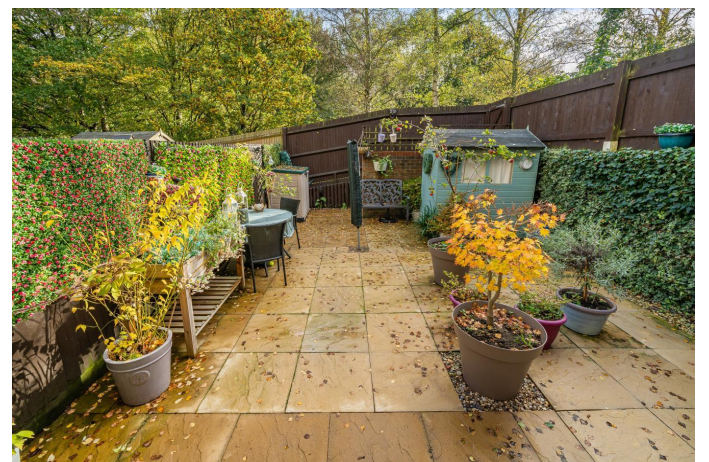
Riverside, Codmore Hill, Pulborough, West Sussex, RH20 1FJ

Offering more than 1200sq ft of living space over three floors, this modern end of terrace house offers flexible accommodation perfectly suited to a growing family. Tucked away on the edge of the development, the property is only a few minutes walk from St Mary's C of E Primary School, with older children catching a school bus to The Weald from the top of the road. Wonderful walks are available from the doorstep and there is a handy shortcut to the nearby Sainsbury's supermarket.

Entered at ground floor level, the welcoming entrance hall leads to a beautiful south east facing living room with green views beyond. A study or third bedroom looks out to the front and there is a useful cloakroom /wc. Stairs head down to a large, L-shaped kitchen / dining / family room with another cloakroom / wc off. French doors open onto a low maintenance rear garden with patio seating area, great for year round entertaining. On the top floor are two good sized bedrooms, the principle featuring built in wardrobes and an ensuite shower room, plus a clean and tidy family bathroom. A garage with power and light and an allocated parking space are in a private courtyard just around the corner.



Commuters will love that Pulborough's station is about a mile away on foot, providing direct routes to London and Gatwick. All local amenities are within easy reach, including a range of shops, cafes, takeaways and pubs, plus two supermarkets, a large medical centre and a couple of dental surgeries.



Riverside, Codmore Hill, Pulborough, RH20



Approximate Area = 1226 sq ft / 113.8 sq m
 Garage = 140 sq ft / 13. sq m
 Outbuilding = 24 sq ft / 2.2 sq m
 Total = 1390 sq ft / 129.1 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: 1052613



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			89
(81-91) B		79	
(69-80) C			
(55-68) D			
(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.

