



**£375,000**

**Harwood Close, Codmore Hill, Pulborough, West Sussex**



**MARTIN  
LUNDY-LESTER**





## Harwood Close, Codmore Hill, Pulborough, RH20 1FL

Situated less than a mile from Pulborough's mainline station, with direct routes to London and Gatwick, this three bedroom detached house features an ensuite shower room to the main bedroom, a dual aspect kitchen/dining room and a lovely bright living room with patio doors onto the lawned, south east facing rear garden.

There is a useful downstairs cloakroom / WC, plus a smart family bathroom and two further bedrooms. Gated, private steps lead down to a large courtyard which is a good sized garage immediately beyond the rear garden, plus an allocated parking space at the bottom of the steps. There's also plenty of on road parking. A really handy covered storage area to the side of the house is perfect for storing bikes, camping gear, kayaks and so on.

Neutrally decorated throughout, the property is situated on the edge of the village, within a few minutes walk of both Tesco and Sainsbury's supermarkets, the medical centre and St Mary's C of E Primary School. Older children catch a school bus to The Weald from a stop at the top of the road.

All local amenities are within easy reach, including a range of shops, pubs, cafes, restaurants and takeaways. The South Downs are close by and there are wonderful walks almost from the front door, making this a great home for a young family, downsizers or a professional couple ready to move from an apartment onto the next rung of the property ladder.

Dial ext 142 when calling.





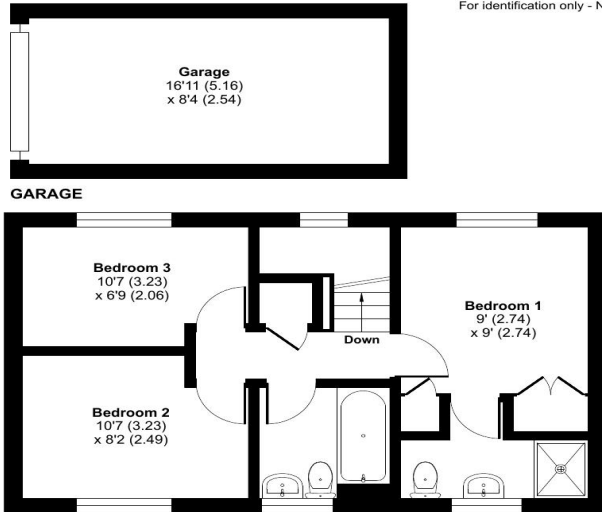




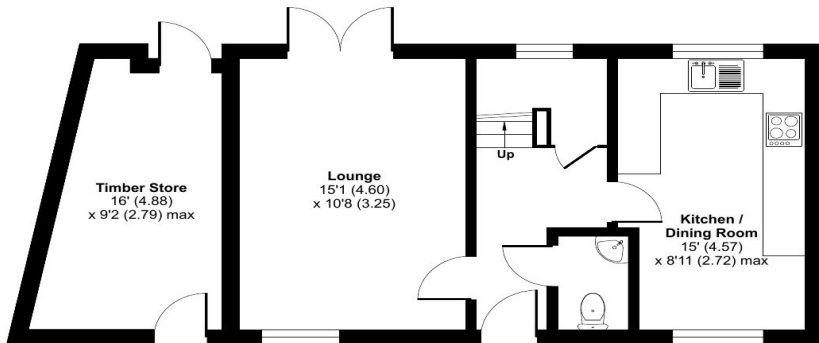
## Harwood Close, Codmore Hill, Pulborough, RH20



Approximate Area = 826 sq ft / 76.7 sq m  
 Garage = 142 sq ft / 13.1 sq m  
 Timber Store = 114 sq ft / 10.5 sq m  
 Total = 1082 sq ft / 100.3 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 2024. Produced for Lundy-Lester Ltd. REF: 1076987



## 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>90</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	



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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.