



£625,000

Oddstones, Codmore Hill, Pulborough







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

Sitting on a corner plot, this immaculately presented four bedroom link detached house offers family-friendly accommodation over two floors, on the edge of a small, modern development.

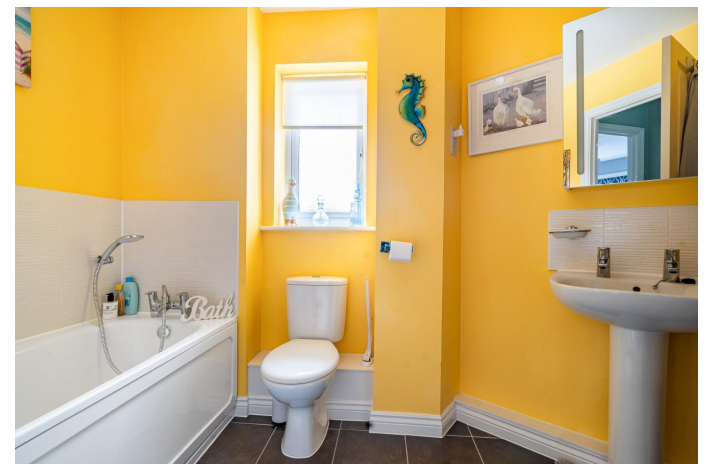
There are more than 1400 sq. ft of living space on offer, with a lovely dual aspect living room opening onto a professionally landscaped, stunning rear garden. The large kitchen/dining room has plenty of space for a table and chairs, plus a smart - and very useful - island. Bi-folding doors open onto the garden, which is an excellent place for kids to play or for adults to socialise during the warmer months. The ground floor also features a utility room plus a cloakroom / WC. Upstairs, the two largest bedrooms both have ensuite shower rooms in addition to the family bathroom. One of the four bedrooms is currently used as a study and would be ideal for anyone looking to work from home. Having triple-glazed windows along the front of the property makes this a surprisingly quiet place to live.

Although only a little over ten years old, the property has benefited from the current owners carrying out a programme of modernisation and improvements, including kitchen upgrades, new flooring, a covered patio seating area and a remote control roller door onto the tandem carport.

The primary school is less than a mile away, with older children catching a bus to The Weald from a stop at the end of the road. A Sainsbury's supermarket, award-winning butchers and The Greenhouse grocery store are only a moment's walk away, with further shopping and Pulborough's mainline railway station all within a few minute's drive. Wonderful country walks will be found almost from the front door and all local amenities are within easy reach.



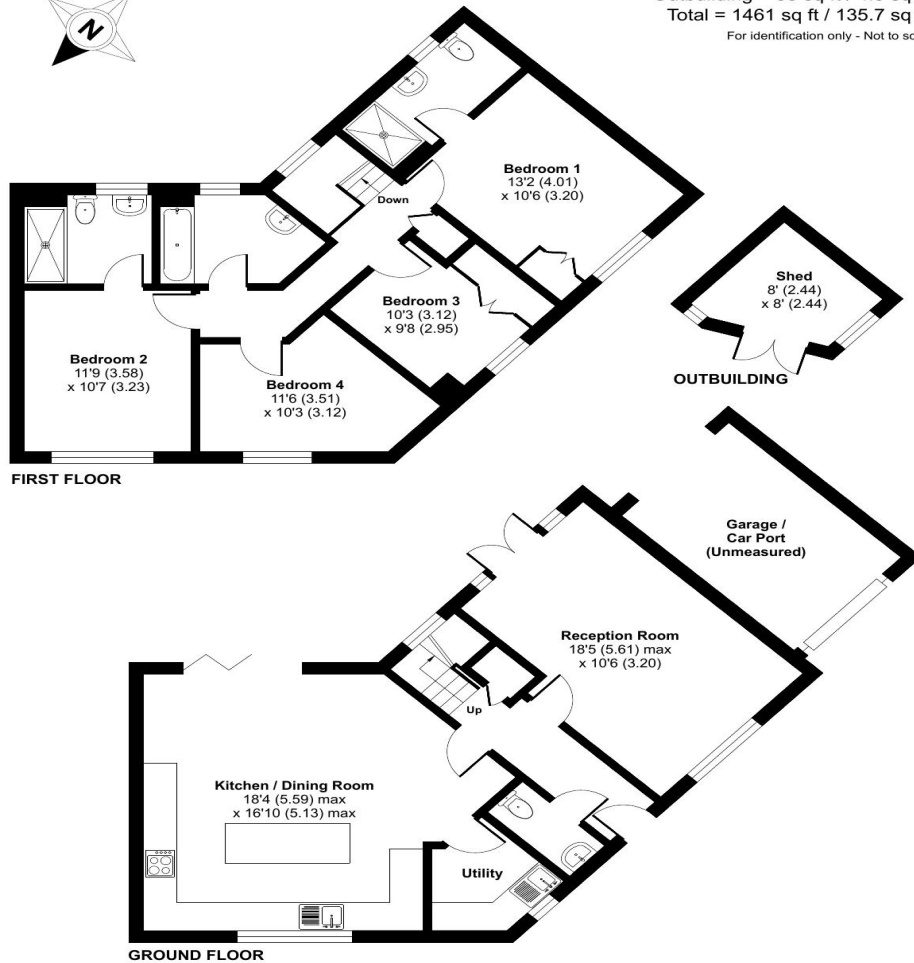






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Approximate Area = 1408 sq ft / 130.8 sq m (excludes garage)  
 Outbuilding = 53 sq ft / 4.9 sq m  
 Total = 1461 sq ft / 135.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1101950



## 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>			<b>86</b>
(69-80) <b>C</b>		<b>78</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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