



Price Range £550,000 - £575,000

Hill Farm Lane, Codmore Hill, Pulborough, West Sussex





Hill Farm Lane, Codmore Hill, Pulborough, West Sussex, RH20 1BJ

Situated on the edge of the village, with far reaching views to the front, this handsome Edwardian property feels light and airy, with a wealth of character features and period charm. It's set back from and elevated above a country lane, with wonderful walks straight from the front door. The A29 is close by, making this a great location from which to commute. Pulborough's mainline station is only a mile and a half away, with direct routes to London and Gatwick. All local amenities are within a few minutes drive, including a range of independent and specialist shops, two supermarkets, doctors, dentists, cafes, pubs and restaurants.

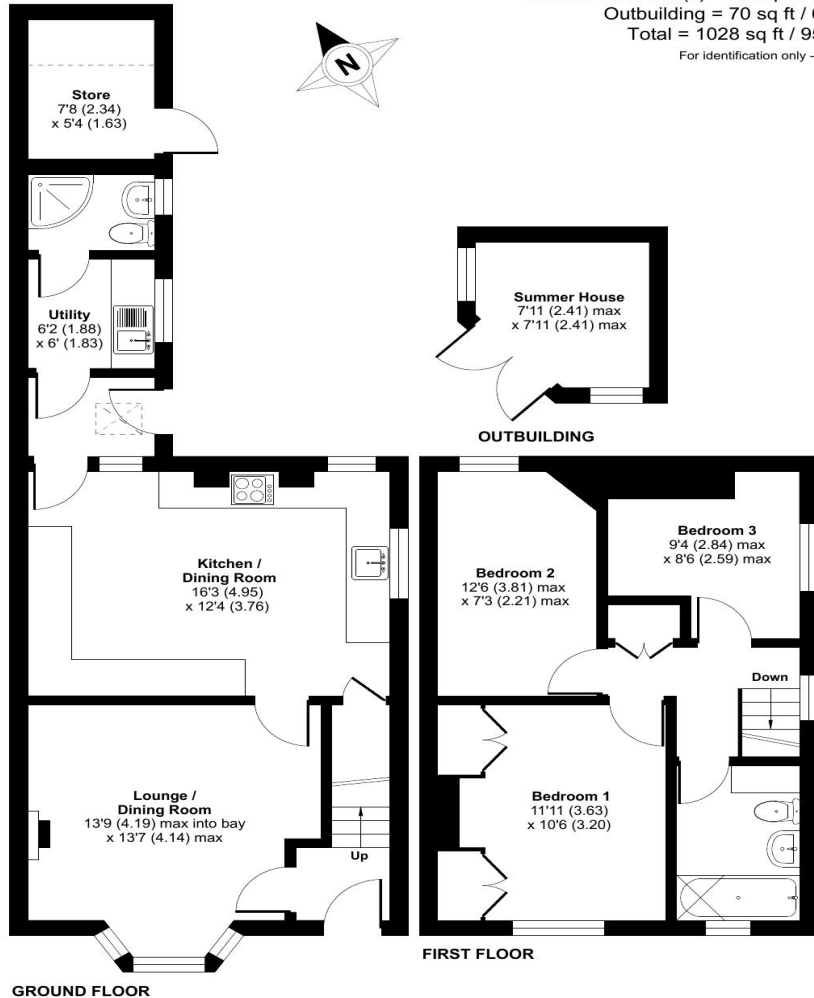
The welcoming living room features an open fire and there's a large bay window which overlooks the terraced, cottage style front garden. The kitchen/dining room really is the heart of this lovely home, with plenty of room to socialise, a dual fuel range cooker a useful utility room and a shower room / wc close by. Upstairs is a smart, stylish bathroom and the three bedrooms, the largest of which has built in cupboards and a fabulous view. A driveway runs along the side of the house to an enclosed courtyard parking area and brick storeroom. The raised lawn offers space for children to play or adults to relax with family and friends. A summerhouse sits at the end of the garden, looking back across the lawn.





Codmore Hill, Pulborough, RH20

Approximate Area = 927 sq ft / 86.1 sq m
 Limited Use Area(s) = 31 sq ft / 2.8 sq m
 Outbuilding = 70 sq ft / 6.5 sq m
 Total = 1028 sq ft / 95.4 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: 1139402



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			
(81-91) B			
(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.