



66 Riverside | Codmore Hill | Pulborough | West Sussex | RH20 1FJ

 **FOWLERS**
ESTATE AGENTS



66 Riverside

Codmore Hill | Pulborough | West Sussex | RH20 1FJ

£399,950

An attractive split-level four bedroom end of terrace town house arranged over three floors with accommodation extending to 1218 sqft, situated within this cul-de-sac location being extremely convenient for Pulborough mainline station and surrounding superstores of Tesco and Sainsburys. Internally, the property is well presented and comprises: superb open plan sitting room with French doors leading to the garden and terrace, superb open plan kitchen/dining room area with integrated appliances with granite working surfaces, utility room, oak flooring, ground floor cloakroom, two first floor bedrooms and separate w.c. Stairs lead to 2nd level with master bedrooms with en-suite and family shower room. Outside, there is an allocated single garage in small adjoining block and allocated parking space with private rear garden and terrace.

- End of Terrace Town House
- Extending to 1218 sqft
- Four Bedrooms
- Split-level arrangement on three floors
- Superb open plan Sitting Room
- Open Plan Dining Room/Kitchen
- Integrated Appliances
- Granite Working Surfaces
- Oak Flooring
- Utility Room and Cloakroom
- En-suite to Master Bedroom
- Family Bathroom
- Private rear Garden and Terrace
- Allocated Parking Space
- Garage in adjoining Block
- Viewing Recommended

Entrance Double glazed front door to:

Entrance Hall Radiator.

Stairs Leading Down to:

Open Plan Sitting Room/Dining Room/Kitchen 28' 4 maximum" x 14' 3 maximum" (8.64m x 4.34m) Oak flooring, radiator, uPVC double doors leading out to terrace and gardens.

Kitchen Area Extensive range of wall and base units, black granite working surfaces with inset sink and stainless steel mixer tap, built-in eye-level cupboards with downlighting, inset four ring electric hob and extractor over and splash back, integrated fan assisted 'Bosch' electric oven, separate grill and microwave, built-in wine fridge, built-in 'Fisher and Paykal' dishwasher, fitted peninsula breakfast bar with under-seating, understairs shelved storage cupboard.

Ground Floor Utility Room Space and plumbing for washing machine and tumble dryer.

Ground Floor Cloakroom Low level flush w.c., radiator, pedestal wash hand basin, extractor fan.

Bedroom Two 14' 4 maximum" x 14' 3 maximum" (4.37m x 4.34m) Dual aspect double glazed windows, oak style flooring, covered radiator.

Bedroom Four 13' 9" x 7' 0" (4.19m x 2.13m) Oak flooring, double glazed window.

Cloakroom Low level flush w.c., radiator, pedestal wash hand basin, double glazed window.

Stairs to:

First Floor Landing

Bedroom One 14' 4 maximum" x 11' 0 maximum" (4.37m x 3.35m) Oak flooring, double glazed window, built-in wardrobe cupboards, door to:

En-Suite Shower Room Walk-in double shower with fitted independent shower unit, pedestal wash hand basin, low level flush w.c., shaver and light point, heated towel rail.

Bedroom Three 14' 2 maximum" x 8' 9 maximum" (4.32m x 2.67m) Dual aspect double glazed windows, radiator, built-in wardrobe cupboard, oak flooring.

Family Bathroom Panelled bath with folding glass and chrome screen with fitted independent shower unit, part tiled walls, radiator, tiled flooring, shaver point.

Outside

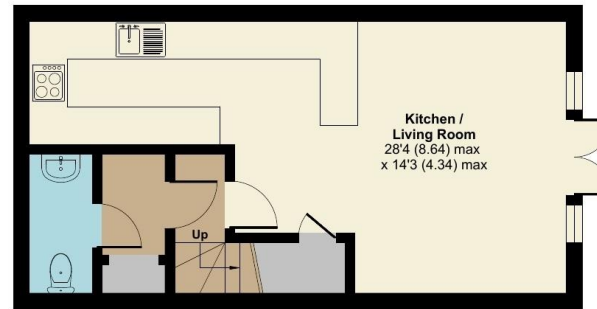
Parking Allocated parking space, leading to:

Garage 16' 8" x 9' 0" (5.08m x 2.74m) Adjoining the property located in small block, power and light.

Rear Garden South facing, stone paved terrace, shaped lawned area, rockery area, Palm and decked area, enclose by fence panelling and brick walling.

EPC Rating: Band C.





LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fowlers Estate Agents. REF: 1168767

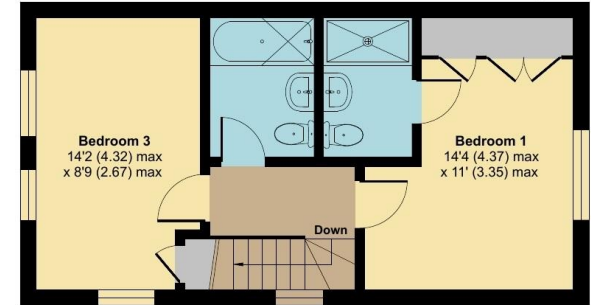
Riverside, Codmore Hill, Pulborough, RH2

Approximate Area = 1218 sq ft / 113.1 sq m

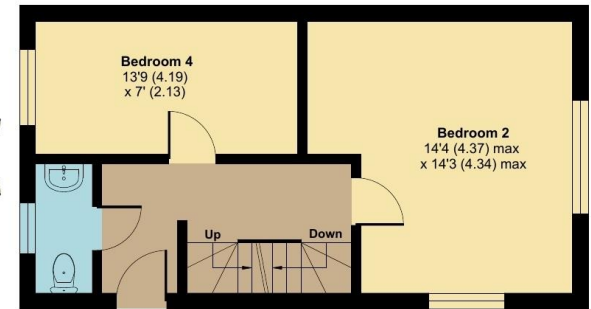
Garage = 150 sq ft / 13.9 sq m

Total = 1368 sq ft / 127 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

"We'll make you feel at home..."



Managing Director:
Marcel Hoed



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowlersonline.co.uk

storrington@fowlersonline.co.uk 01903 745844

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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

- Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
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