



Price range £400,000 - £425,000

Harwood Close, Codmore Hill, Pulborough, West Sussex





Harwood Close, Codmore Hill, Pulborough, West Sussex RH20 1FL

Offered to the market for the first time since new about 15 years ago, this immaculately-presented house offers flexible, family friendly accommodation over three floors, within a popular residential location.

The property is half a mile from the primary school, with older children catching a school bus to The Weald from a stop at the top of the road.

Pulborough's mainline railway station is only a mile or so, with direct routes to London and Gatwick. All local amenities are within easy reach. Entered at ground floor level, this lovely end of terrace house features a lounge with south-east facing Juliet balcony. A fourth bedroom / study leads off this room and has pedestrian access to the integral garage. Head downstairs and you'll find a large L-shaped kitchen / dining / family room with French doors onto the low maintenance rear garden.

It's a beautiful, sunny space for children to play or for adults to relax with friends. Just beyond the garden is a private parking area, with an allocated parking space for the property. Head back upstairs and to the top floor to find a family bathroom and three bedrooms, the principle having a smart ensuite shower room and fitted wardrobes. The second bedroom is also a double, whilst the third is a good single.

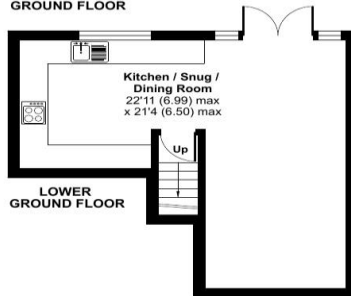
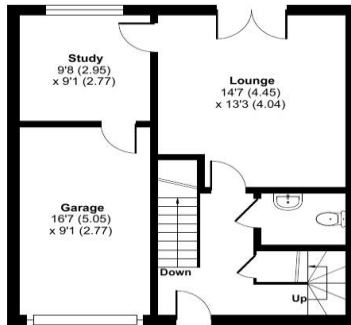
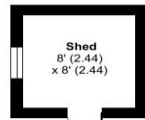
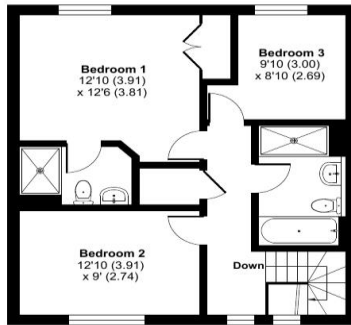
Wonderful walks will be found close by, along with a range of independent and specialist shops, pubs, cafes and restaurants. There are two supermarkets in the village, plus an award winning butchers shop and a choice of takeaways.





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Approximate Area = 1405 sq ft / 130.5 sq m
 Garage = 151 sq ft / 14 sq m
 Outbuilding = 64 sq ft / 5.9 sq m
 Total = 1620 sq ft / 150.4 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: 1168832



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			86
(69-80) C		77	
(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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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.