



Price Range £220,000 - £230,000

Riverside, Codmore Hill, Pulborough, West Sussex

**kw** **MARTIN**  
**LUNDY-LESTER**





**Riverside, Codmore Hill,  
Pulborough, West Sussex,  
RH20 1FJ**

This ground floor apartment sits on the edge of a popular residential development and was built by Bellway Homes about 15 years ago. Sharing the communal entrance hallway with just two other properties, it feels a really friendly, welcoming place to live. There is a small communal garden area which overlooks the railway line to the side of the building, a great place to relax in during the warmer months.

The lounge / dining room is a good size and is bright and airy, being dual aspect and opening onto the kitchen area. The main bedroom is huge and has built in wardrobes, with the second bedroom also having space for a double. There is useful built in storage in the hallway and an easy to maintain bathroom. Outside is a carport with EV charging point and the grounds are well maintained.



Commuters will love that the station is only about a mile away, offering direct routes to London and Gatwick. There are Sainsbury's and Tesco supermarkets within a few minutes walk, along with award-winning Coughtrey's Butchers and The Greenhouse grocery store close by.

An ideal first time or investor buy, the property feels ready to move into, with all local amenities within easy reach.

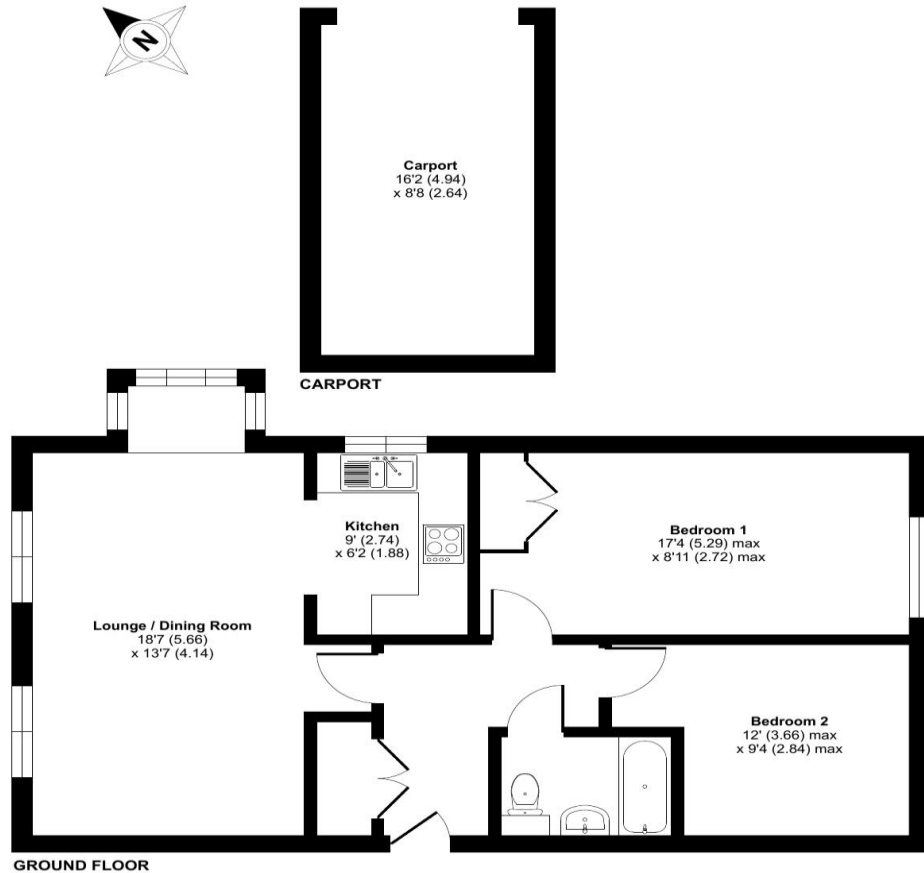




## Riverside, Codmore Hill, Pulborough, RH20

Approximate Area = 681 sq ft / 63.2 sq m  
(excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Lundy-Lester Ltd. REF: 1215429



## 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>		
(69-80) <b>C</b>	74	75
(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	



☎ 01798 817257 or 07788 531768

🏠 Lundy-Lester Ltd, West Chiltington, RH20 2LQ

✉ martin.lundy-lester@kwuk.com

### 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.