



5 Riverside, Codmore Hill - RH20 1FJ

Offers Over £550,000

 **Henry Adams**
estate agents

5 Riverside, Codmore Hill, Pulborough

- Well presented four bedroom family home, close to amenities
- Sitting room and separate dining room
- Kitchen with appliances and separate utility room
- Main bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- No forward chain
- Driveway, garage and carport parking
- Solar panels
- Excellent condition throughout

This well-presented four-bedroom detached house which offers an ideal family living space within proximity to a host of amenities.

The property boasts a modern kitchen with integrated appliances and an adjacent utility room with direct access to the garden. The sitting room with French doors to garden and feature fireplace along with the separate dining room off the kitchen offer ample space to relax and entertain.

On the first floor, the main bedroom has an en-suite shower room. Three additional bedrooms provide ample space for family members or guests, all serviced by a well-appointed family bathroom.

This property is offered with no forward chain, providing an opportunity for a swift and hassle-free transition for potential buyers. Further enhancing its appeal, the property features a driveway, garage, and carport parking, catering to the needs of modern-day living with convenience and ease.

Energy-efficient solar panels have been installed, offering sustainable living solutions while reducing energy costs and environmental impact. It is worth noting that the property is in excellent condition throughout, a testament to the care and attention to detail maintained by its current owners.

Location

The area around Pulborough provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast. The local countryside provides numerous walks and bridle paths including the South Downs Way. Of special note is the RSPB nature reserve at Wiggonholt Brooks. Pulborough has rugby, bowls and cricket clubs, where there are leisure centres at Storrington and Billingshurst. There is a main line railway station with links to London Victoria and the South Coast. Schooling locally is St Mary's C of E aided primary school and secondary school is The Weald School in Billingshurst.

Council Tax band: E

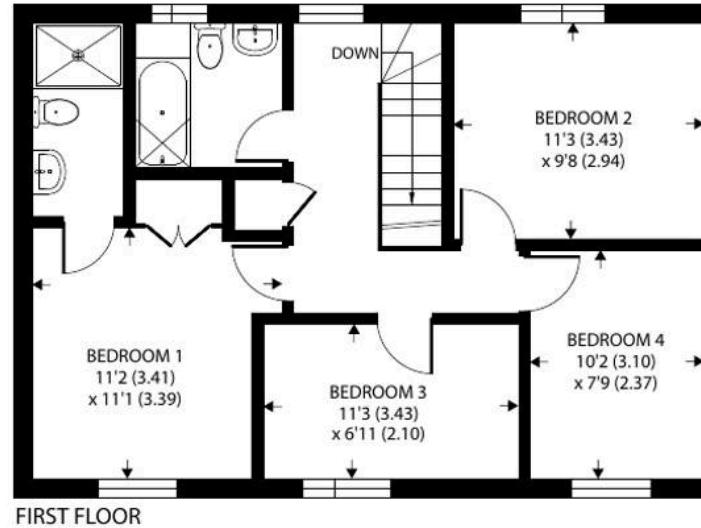
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C







Approximate Area = 1216 sq ft / 112.9 sq m (excludes carport)

Garage = 175 sq ft / 16.2 sq m

Total = 1391 sq ft / 129.1 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.