



**Codmore Hill  
Pulborough  
RH20 1FH**

**Per Calendar Month  
£2,495.00**

**Riverside,  
Pulborough RH20 1FH**



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4



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**PROPERTY** This former Bellway show home offers spacious and well-presented accommodation, arranged over two floors with a host of fine features. As you enter the property, there is a generous entrance hall, with convenient under stair storage cupboard with added shelving and space for coats, a downstairs cloakroom, and doors to all the main rooms. Of particular note is the 12'6 x 21'11 Kitchen/Dining Room with French doors to the garden, the lovely contemporary kitchen with extensive work surface space and a range of high and low level cupboards that extend into a large peninsular breakfast bar, there are a variety of integrated appliances including; double Bosch ovens with gas hob, dishwasher, fridge/freezer and combi washer/dryer. The dining area offers ample space for a good-sized table, with an attractive bay window overlooking the side of the garden. In addition, the ground floor offers a well-proportioned double aspect living room with further French doors leading to the garden and a bay window overlooking the front of the property and a large study that could easily be used as a fifth double bedroom should it be required.

To the first floor, there is a small galleried landing that extends to all four double bedrooms, the spacious main bedroom offers walk through fitted wardrobes and an en suite shower room. The second bedroom is also of a notable size and offers a second en suite shower room, ideal for visiting guests or the

discerning teenager. There are two further double bedrooms and a generous family bathroom, which offers both a shower attachment over the bath.

**OUTSIDE** The property occupies a prime position on the edge of this attractive development, facing out onto a pleasant green. The front garden is mainly laid to lawn with shrub borders. The rear garden offers a good degree of privacy and extends around the property, there is a paved patio area accessed from both the Kitchen and the Lounge, creating an ideal space for a table, chairs and outside oven or barbecue to entertain in the Summer months. The majority of the garden has been laid to lawn and beautiful maintained by the owners.

Behind the Garden is a detached double Garage with up & over door, power, lighting and side door to the garden. There is allocated parking in front of the Garage for upward of four vehicles.

**DISCLAIMER** Access to Garages may be agreeable via separate negotiations.





**Buses**

0.2 miles



**Shops**

Sainsbury's  
0.2 miles



**Trains**

Pulborough  
1 miles



**Airport**

Gatwick  
24 miles



**Roads**

A29



**Sport & Leisure**

Chanctonbury Leisure Centre  
5 miles



**Sales Price**

£ tbc



**Schools**

St Mary's CofE Primary  
School



**Broadband**

Up to 67 Mbps



**Council Tax**

Band  
F



Ground Floor



Floor 1

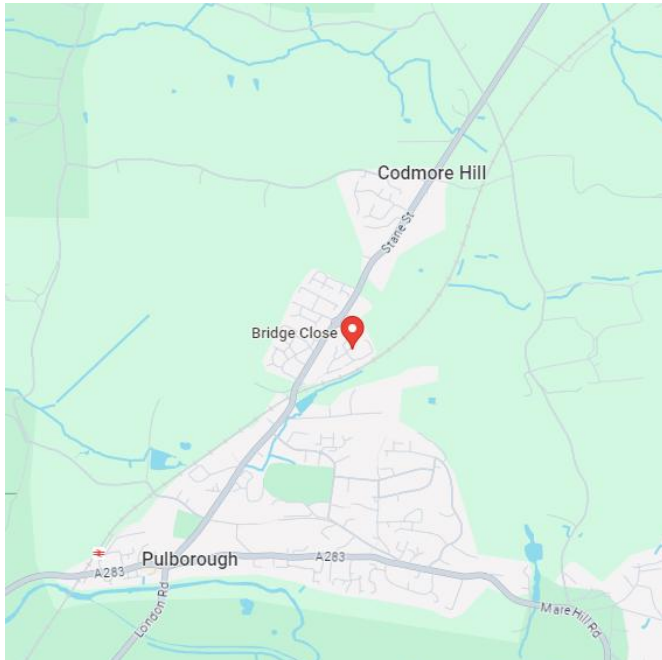
Approximate total area<sup>(1)</sup>  
1560.54 ft<sup>2</sup>  
144.98 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Map Location



Total Approximate Floor Area  
**1560.54 ft<sup>2</sup> / 144.98 m<sup>2</sup>**

EPC Rating

Awaiting EPC

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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