



Pulborough, West Sussex RH20



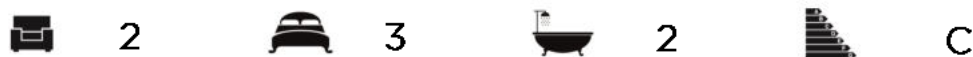


Pulborough, West Sussex RH20

Guide Price £525,000 Freehold

ID: 74412

The property is within a short distance of local village butcher and Sainsburys supermarket. Mainline station 1.2 miles with transport links to Arundel, Brighton, Gatwick, Chichester, Portsmouth and London.

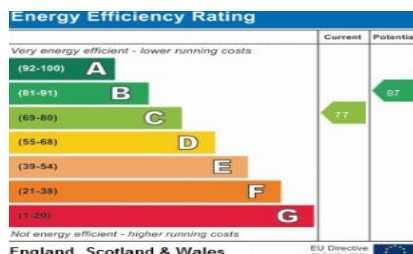


- Very well presented detached home
- 3 First floor double bedrooms
- Close to local shops and amenities
- South facing garden
- Ideal for lock up and leave
- Off road parking
- Single garage
- Both house and garage have security alarm systems
- Wheelchair and pram friendly
- Mainline station in Pulborough with direct access to London

## Directions

From the offices of GL & Co Estate Agents in Lower Street, Pulborough (A283) proceed in a westerly direction to the mini-roundabout junction with London Road (A29). Turn right and go up the hill and through sets of traffic lights to the next mini roundabout and then turn right, which is the third exit into Riverside. The property will be found on the left hand side.

What3words:///roses.treetop.poetry



## The Property

This fabulous three bedroom detached house has been lovingly extended and enhanced in keeping with the integrity of the original property. It is now an extremely well presented home with glorious south facing garden, off road parking, garage, and is conveniently positioned for local shops and amenities and transport links.

The property is approached via an ornate entrance porch leading through to a spacious entrance hall with access to the cloakroom, under stairs storage cupboard and turning staircase. To the right of the entrance hall, a door leads through to a spacious double aspect sitting room with small bay window to the front and large bay to the side, with double doors leading out onto the south facing garden. To the rear of the sitting room, further double doors lead through to the light and airy dining room with views over the garden and double doors leading onto the outside seating area. To the rear of the kitchen/dining room there is a feature red brick wall with wall mounted display cabinet and modern purpose fitted spot lighting. From here you go through to a modern fitted kitchen with matching wall and base mounted units, built in appliances including a double oven, induction hob and extractor fan over.

From the entrance hall, a turning staircase leads firstly to a spacious middle landing and then onto the first floor landing. From here there is access to the three bedrooms, with bedroom one benefitting from a modern well appointed en-suite shower room. Bedroom two is also a good size with a couple of notable features including a beautiful Cotswold stone wall and automatic Velux window above. The third bedroom is currently used as a useful study. A modern fitted family bathroom with panel bath, low level WC, wash hand basin and base and wall mounted vanity units and automatic closing Velux window.

## Outside

One of the main features of the property is the low maintenance, south facing Mediterranean style garden, with sand stone paving interspersed with mature shrub and flower beds. There are numerous seating areas, a raised brick vegetable and herb garden and path leading down to a large greenhouse with steps down to good sized garden shed. There are also external power sockets and an outside water tap.

To the front of the property there is an Alpine style garden with separate lawn to front and off road parking with further parking to the rear, and access to the garage.



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## Situation

Pulborough is a large village on the northern bank of the River Arun with a good variety of local shops including butchers, hairdressers, a florist, public library, dentists, a Primary Health Care Centre, a Tesco store and Sainsbury's. The village has a primary school (St Mary's) and The Weald secondary school is at Billingshurst. There are also three churches, several pubs and a hotel. The mainline railway station at Pulborough is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29 and A283 cross at Pulborough.

## Sports and recreation

Pulborough has close links to the castle and cricket at Arundel and English vineyards including Nyetimber. Other attractions are Fontwell, which is steeped in horse racing history since 1924; Chichester has a harbour, Festival theatre and cathedral; Goodwood is famous for its Festival of Speed, Goodwood Revival, horse racing, motor sports and flying school at Goodwood aerodrome; Pulborough has rugby, bowls, cricket, West Sussex golf club, Southdown gliding club, South Downs National Park walks and bridle paths. RSPB Nature Reserve and plenty of other amenities nestling around the River Arun.

## Services

All mains services are connected.  
According to Ofcom for this address Superfast broadband is available.  
Highest download speed is 80 Mbps

## Council Tax

Council Tax Band E. Please contact Horsham District Council on 01403 215100.

## In the Know

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01798 874033.

## Viewing

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# Codmore Hill, Pulborough, RH20

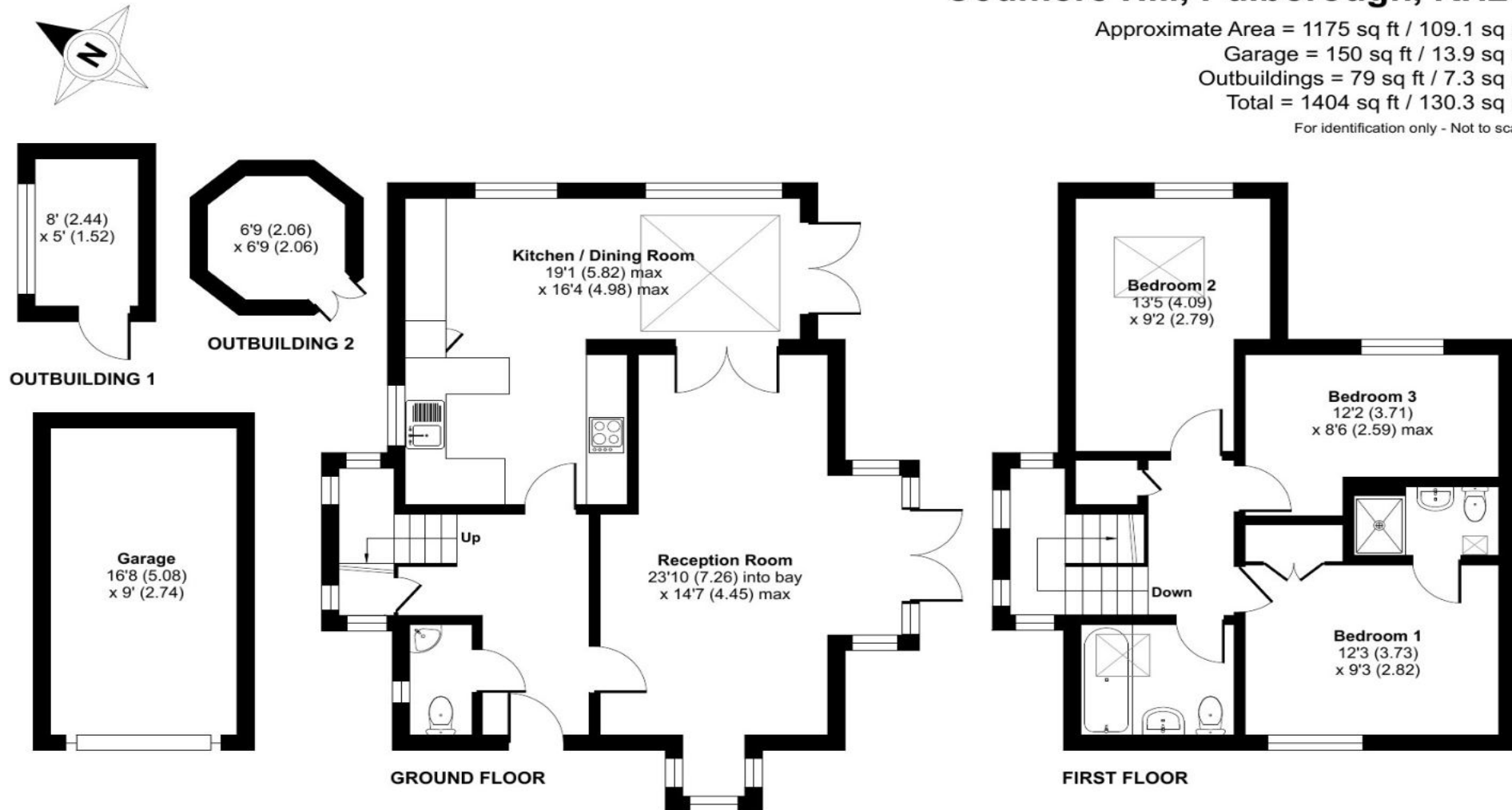
Approximate Area = 1175 sq ft / 109.1 sq m

Garage = 150 sq ft / 13.9 sq m

Outbuildings = 79 sq ft / 7.3 sq m

Total = 1404 sq ft / 130.3 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 2023. Produced for GL&CO Estate Agents. REF: 1008060

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 arrive at the property.

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