

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£680,000**

**Freehold**

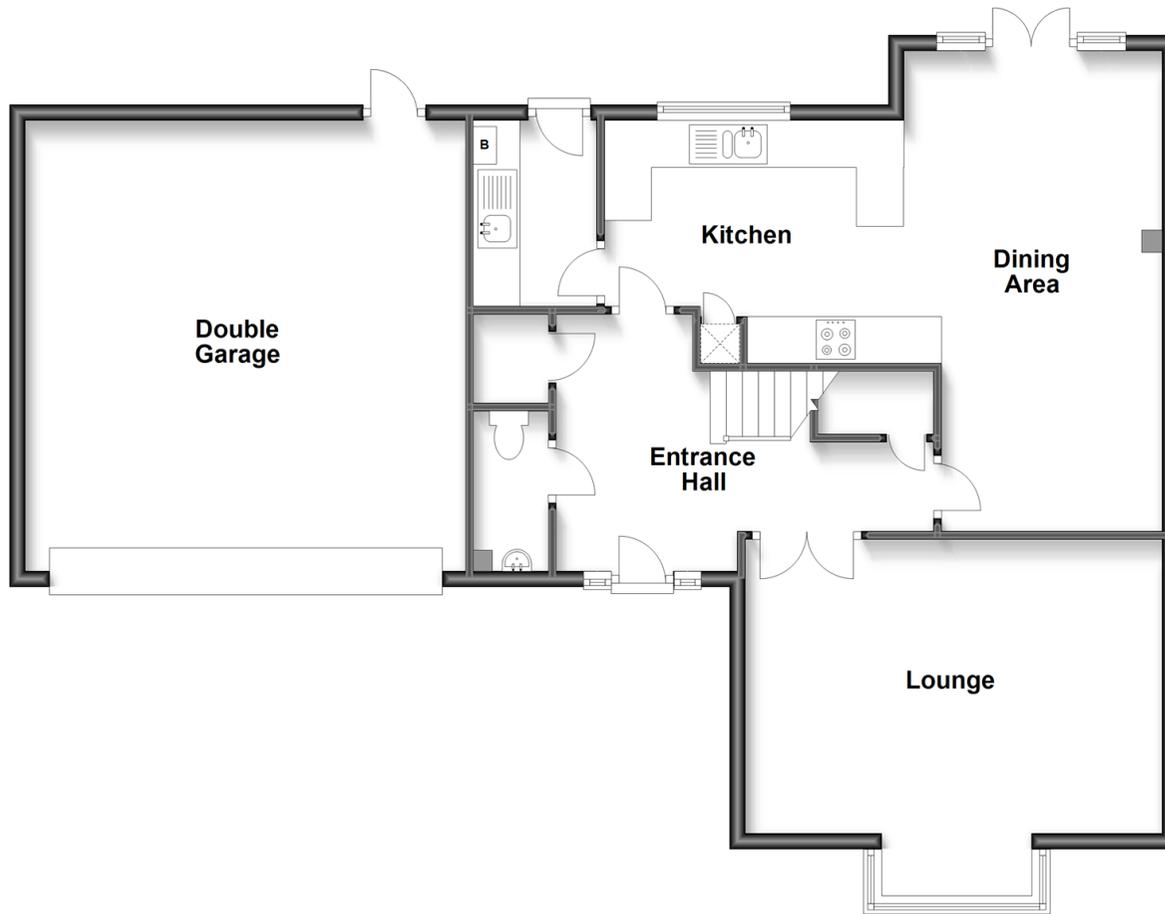
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Oddstones, Codmore Hill, Pulborough,  
West Sussex, RH20

**cubitt & west**  
Helping you move forwards

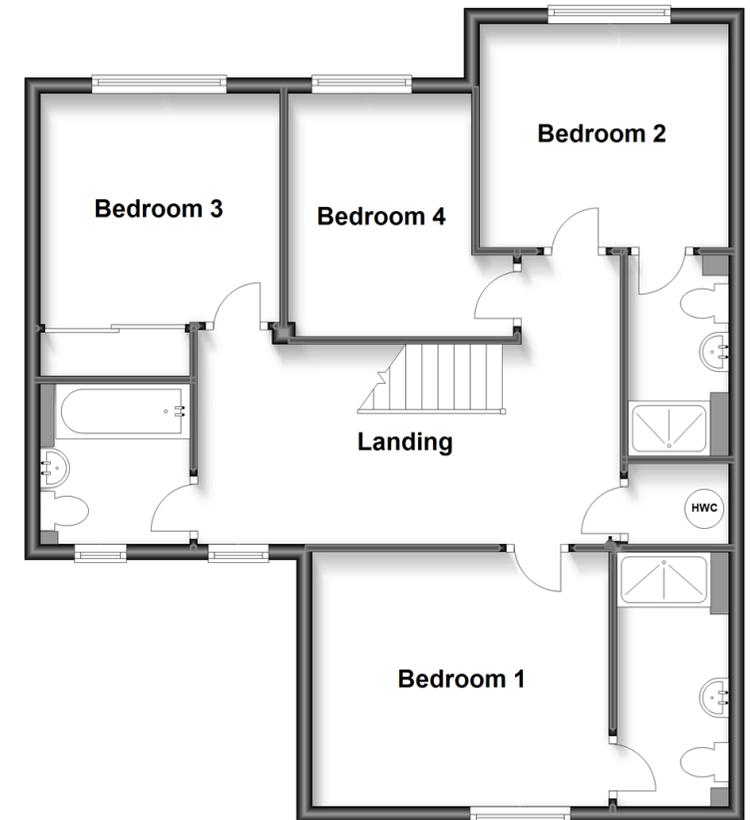
## Ground Floor

Approx. 108.2 sq. metres (1164.2 sq. feet)



## First Floor

Approx. 72.9 sq. metres (784.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge: 17'9 x 12'4 into bay (5.41m x 3.76m)  
Dining Area: 20'3 x 11'1 (6.18m x 3.38m)  
Kitchen: 12'8 x 10'2 (3.86m x 3.10m)  
Utility Room

### FIRST FLOOR

Landing  
Family Bathroom  
Bedroom 1: 12'9 x 10'8 (3.89m x 3.25m)  
En-Suite Shower Room  
Bedroom 2: 11'1 x 9'9 (3.38m x 2.97m)  
En-Suite Shower Room  
Bedroom 3: 12'0 x 10'0 up to fitted wardrobes (3.66m x 3.05m)  
Bedroom 4: 10'4 x 7'7 (3.15m x 2.31m)

### OUTSIDE

Double Width Driveway  
Double Garage  
Front Garden  
Rear Garden



## Main features

- Generous size executive style family home with flexible accommodation
- Quiet cul-de-sac location
- Two en-suite shower rooms
- Lovely modern kitchen, separate utility room, plus a large dining area, perfect for modern living and entertaining with family and friends
- Walking distance of local shops, pharmacy, and the primary school



### Nearest Schools

Primary School: St Mary's C of E Primary School 1.4 miles

Secondary School: The Weald School 5.4 miles



### Transport Information

Train Stations: Pulborough 1.7 miles, Amberley 5.2 miles



### Address

Oddstones, Codmore Hill, Pulborough, West Sussex, RH20



### Directions

For directions to this property please contact us.



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Call Pulborough Branch 01798 875151 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:

21405757/20230313/KT/KT