



West Chiltington, West Sussex RH20





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Guide Price £625,000 Freehold

ID: 64916

Storrington 2.3 miles, Worthing 11.6 miles, Chichester 19.1 miles,
Pulborough 2.7 miles, Horsham 13.2 miles, Gatwick Airport 30.4 miles

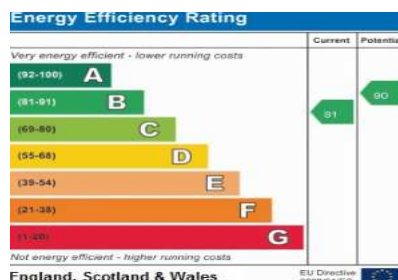


- Generous accommodation of approximately 1,572 sq.ft
- Distant views from first floor across village
- Fabulous walks from the doorstep
- Private and secluded south facing gardens
- Close to local shops, amenities and bus routes
- Mainline station in Pulborough

Directions

From the offices of GL & Co Estate Agents in the High Street, Storrington proceed in an easterly direction to the mini round-about taking the first turning onto School Hill. Continue along School Hill turning left into Fryern Road. Continue along this road and upon entering West Chiltington continue straight ahead into Common Hill and at the crossroads proceed straight over into Mill Road. Martlets is the first turning on the right and the property is the first one on the right.

What3words:///youth.pods.hope



The Property

Offering a huge degree of versatility within the layout, this detached property is conveniently positioned in popular West Chiltington being nearby to village shops, bus routes as well as some delightful countryside walks and benefits from a private south facing garden to the rear, as well as fabulous views from the first floor.

The accommodation comprises; storm porch with door into the entrance hallway. On the ground floor is an en-suite double bedroom with further double bedroom or an additional reception room. There is a storage cupboard and stairs lead to the first floor landing, where the principal bedroom can be found to the front offering fabulous views across the village towards the church and benefits from fitted furniture and an en-suite shower room with double walk in shower. To the left of the landing is a further spacious room which could either be utilised as an additional reception room or TV room, or a further bedroom. To the rear of the property is the generous double aspect sitting room with a delightful outlook across the side and rear gardens, with electric fire and surround and double doors leading onto the rear patio. The kitchen/breakfast room is also towards the rear of the property, with the kitchen featuring a range of matching wall and base units, space and plumbing for washing machine with storage as well as a larder and sliding doors which open into the conservatory, which has a delightful outlook across the private gardens with doors leading outside.

To conclude the internal accommodation is the family bathroom with white suite, panel enclosed bath and part tiled walls.

Outside

To the front of the property a brick paved driveway provides off road parking for approximately three vehicles. There are shrubs bordering the property and a path leads left through a gate and side passage with further secure gate into the garden. To the right of the driveway is the attached garage with up and over door, which is operated via a fob. The enclosed rear garden enjoys a sunny south aspect, offering a high degree of privacy and seclusion. There is a generous patio area adjoining the rear of the property with the remainder being laid to lawn. There is a colourful array of mature trees including a beautiful magnolia, rhododendrons and camellias, with other shrubs and flowers, and there is a summer house. The fence enclosed garden extends to the side where there is a further area of lawn with shrubs and wooden shed.

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Situation

West Chiltington is a sought after village enjoying a semi-rural atmosphere yet having local shops, primary school, parish church and a post office. The village lies approximately three miles east of Pulborough, which has a mainline railway station. The larger village of Storrington is about three miles to the south and enjoys an attractive setting at the foot of the South Downs National Park and is conveniently close to the A24 providing access to Horsham and Worthing. Both Pulborough and Storrington offer local shopping facilities, with a Waitrose store in Storrington and Tesco and Sainsbury's in Pulborough and other amenities including cafes, banks, doctors, dentists, schools and churches of various denominations.

Sports and recreation

There is golf at Pulborough (West Sussex Club), Cowdray Park and Goodwood with tennis at West Chiltington and Storrington. Squash courts also in Storrington together with the Chanctonbury Leisure Centre which has a gym and runs various fitness classes. Sailing from Littlehampton and Chichester harbors with extensive walking and riding facilities close-by and on the South Downs National Park. There is also a large RSPB Nature Reserve at Wiggonholt Brooks between Pulborough and Storrington.

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 F. 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 01903 742354.

Viewing

Viewing strictly by appointment through GL & Co.

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The Martlets, West Chilmington, Pulborough, RH20

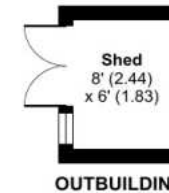
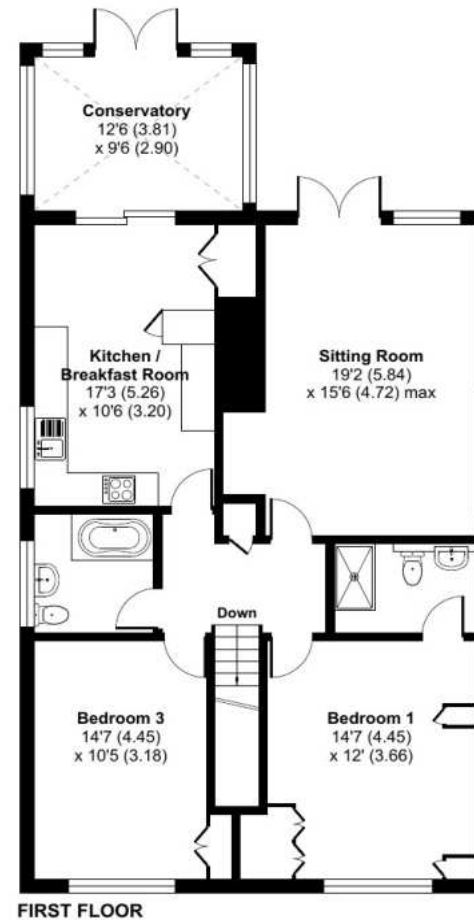
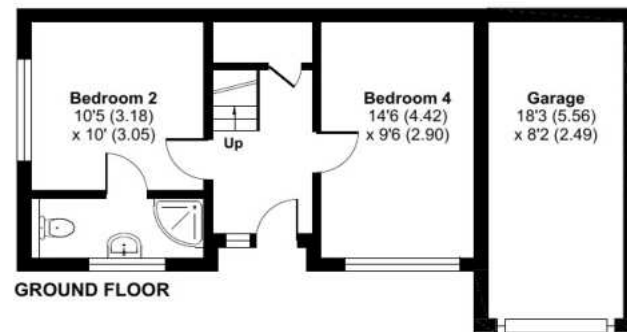
Approximate Area = 1572 sq ft / 146 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1770 sq ft / 164.3 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 2024. Produced for GL&CO Estate Agents. REF: 1093540

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.

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