



West Chiltington, West Sussex RH20

ID: 72519

A two double bedroom split level maisonette, which is subject to an age restriction, beautifully positioned in the heart of the old village of West Chiltington near-by to a post office, village pub as well as local church and bus stop.

* Porch * Entrance hall * First floor landing * Kitchen/dining room * Living room * Bathroom
* Two double bedrooms * Allocated parking * Close to amenities * EPC rating E

Guide Price £165,000 Leasehold

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Description

This well presented two double bedroom split level maisonette is subject to an age restriction of 55 years and over and is situated in the popular old village of West Chiltington. Offered for sale with no forward chain, the property is near-by to a family friendly pub, post office and church as well as bus stop.

The property has been recently re-carpeted and re-decorated and offers a light and airy feel. The accommodation comprises door into porch with a further door leading into the entrance hall. Stairs lead directly to the first floor landing, with built-in storage. To the left is the sitting room, which benefits from double aspect windows. To the right hand side is the generously sized kitchen offering plenty of space for dining, as well as integrated fridge/freezer and further space and plumbing for appliances. Straight ahead is a bathroom with overhead shower and part tiled walls and floor. Further stairs lead up to two double bedrooms, both with Velux windows offering far reaching views over West Chiltington and of the South Downs beyond.

Outside

A block paved driveway leads up through the development with one allocated parking space in the car barn to the left hand side. The property benefits from an outside storage cupboard as well as communal bin store and on-site wardens office.

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.

Sporting 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

Mains water and electricity. No gas.

According to Ofcom for this address Superfast broadband is available. Highest download speed is 80 Mbps.

Lease and service charge

Lease - 139 years remaining from 29/09/87

(Owned by Firstport Retirement Property Services, Marlborough House, Wigmore Place, Wigmore Lane, Bedfordshire LU2 9EX)

Service charge - £2,218.32 per annum

Directions

From the offices of GL & Co Estate Agents in the High Street, Storrington proceed in an easterly direction to the mini-roundabout and turn left up School Hill (B2139). At the brow of the hill turn left in Fryern Road heading west towards West Chiltington. On entering the village where the road forks continue straight ahead into Common Hill and proceed over the cross roads onto Mill Lane passing the village hall on the left. Continue until you reach the old village of West Chiltington with the Queens Head public house on the right hand side. Turn immediately right into Church Lane and Wheelwrights will be seen on the left hand side.

Council Tax

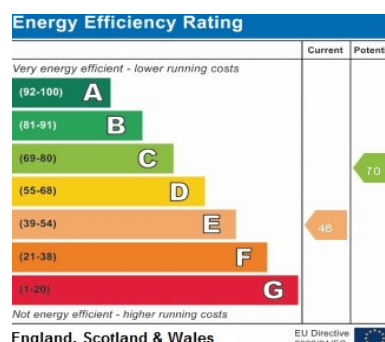
Council Tax Band C. Please contact Horsham District Council on 01403 215100.

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. Please telephone 01903 742354 or email: enquiries@glproperty.co.uk





Church Street, West Chiltington, Pulborough, RH20

Approximate Area = 801 sq ft / 74 sq m (excludes storage & carport)

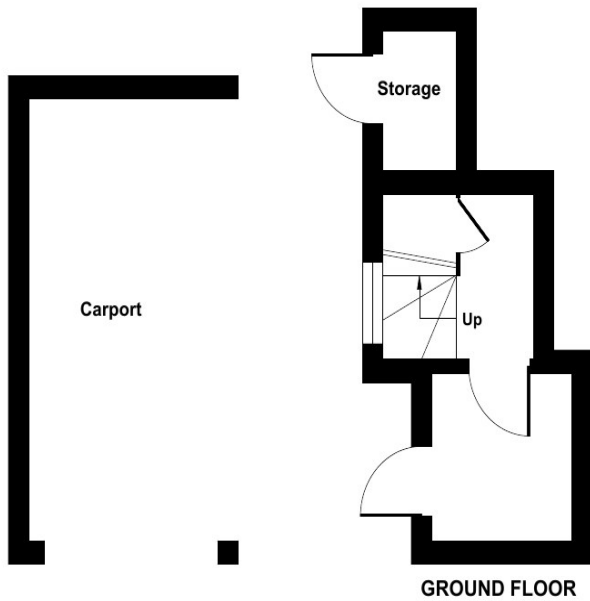
Limited Use Area(s) = 99 sq ft / 9 sq m

Total = 900 sq ft / 84 sq m

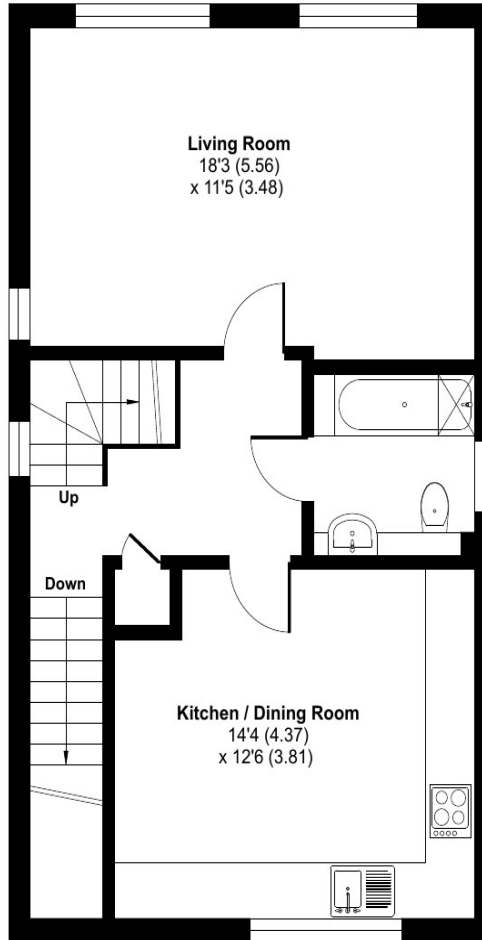
For identification only - Not to scale



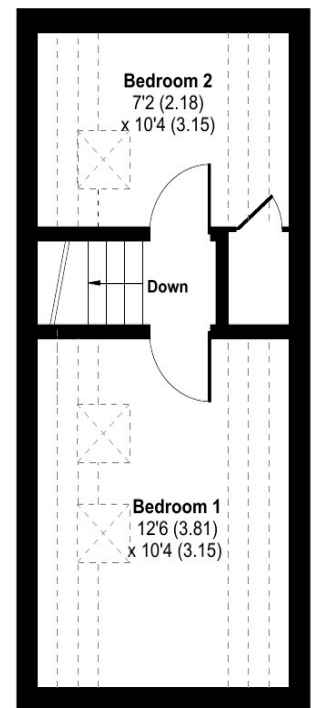
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for GL&CO Estate Agents. REF: 890743

Storrington office: The Old Stables, 17 High Street, Storrington, West Sussex RH20 4DR

t: 01903 742354 e: enquiries@glproperty.co.uk

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