



Lordings Lane, West Chiltington, West Sussex RH20





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Guide Price £675,000 Freehold

ID: 73246

Storrington 2.1 miles, Worthing 11.4 miles, Horsham 15.7 miles,  
Pulborough 3.5 miles, Chichester 18.9 miles, Gatwick Airport 30.4 miles

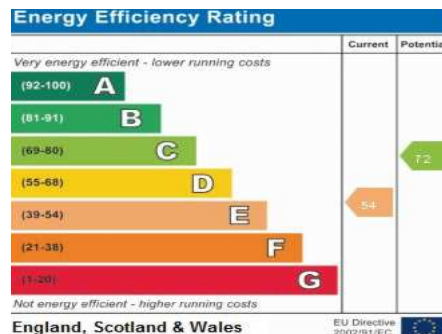


- Substantial single storey residence
- Scope for modernisation
- Secluded rear garden with southerly aspect
- Conservatory
- Single garage
- Off road parking
- Mainline station in Pulborough

## Directions

From the offices of GL & Co Estate Agents in the High Street, Storrington proceed in a easterly direction and take the first left hand turning into Old Mill Lane. At the 'T' junction at the top, turn left into Fryern Road and proceed towards West Chiltington. Upon entering West Chiltington, turn right into Roundabout Lane and continue on for approximately 0.4 miles until you reach the turning on your left for Lordings Lane. Turn Left into Lordings Lane and the property is first on the Left hand side.

What3words:///picnic.diagram.torn



## The Property

This two/three bedroom link-detached bungalow is beautifully positioned in one of West Chiltington's most sought after roads, close to village Pub and nearby walking trails. The property benefits from a beautiful southerly aspect rear garden, attached single garage and offers plenty of scope for modernisation.

The internal accommodation comprises door into the bright and airy entrance hall, where the kitchen/breakfast room can be found on the right hand side. The kitchen boasts a range of matching wall and base mounted units, space and plumbing for appliances, stainless steel sink and overlooks the front garden. A doorway leads into the breakfast room, formerly the utility, with additional door leading to the rear garden.

Back into the entrance hall, the dual aspect sitting room is straight ahead, with feature fireplace set into brick surround and hearth and French doors leading into the conservatory, which enjoys delightful panoramic views of the south facing rear garden. To the left of the entrance hall is the generous dining room, which could also be used as a third bedroom if needed. A further door leads into the principal bedroom, with fitted units, dressing area and en-suite bathroom with part tiled walls, hand wash basin, WC and bath with overhead shower. The second bedroom enjoys pleasant views over the front garden and benefits from built in storage. A family bathroom with bath and overhead shower and a separate WC complete the internal accommodation

## Outside

The property is approached via a shingle driveway leading to the single garage, with up and over door as well as light and power. To the left of the driveway is an area that has been laid to lawn, a wild meadow and fruit tree orchard, with trees, flowers and hedges providing screening and offering a beautiful outlook from inside the property. A stone pathway leads to the front door and continues on round the side of the property into the rear garden.

The rear garden is mostly laid to lawn, with a vast array of hardy shrubs, colourful flowers and hedging providing screening and offering a high degree of privacy. To the very rear of the property is a south facing patio seating area, perfect for soaking up the afternoon sun. Stepping stones lead past the pond through an archway to the rear of the garden, where there are several sheds and even more flowers and shrubs and there is a personal door into the garage.



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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 which 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. 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 and Costa 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

Mains drainage and water, oil fired heating

According to Ofcom for this address superfast broadband is available. Highest download speed is 47 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 01903 742354

## Viewing

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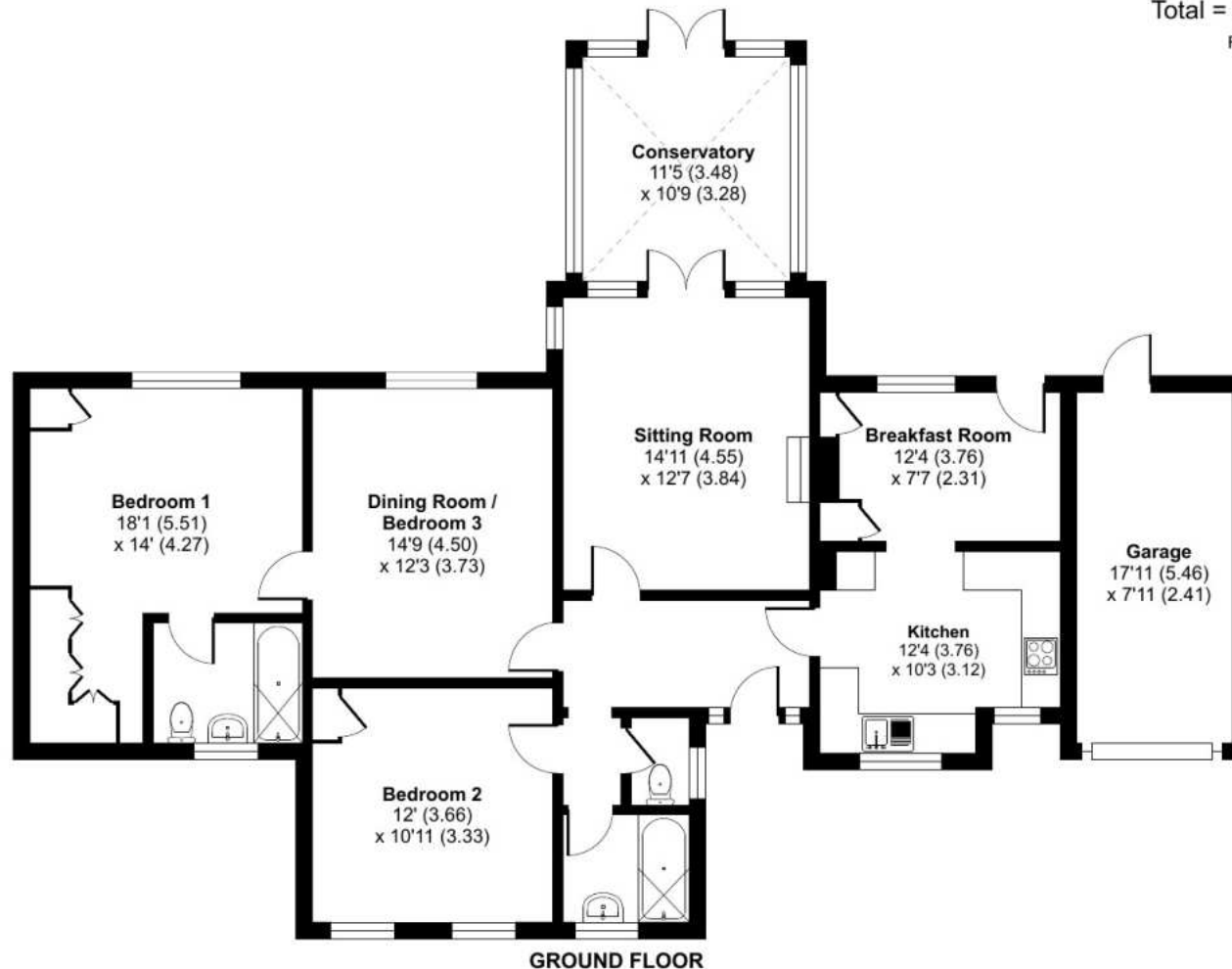
# Lordings Lane, West Chiltington, Pulborough, RH20

Approximate Area = 1309 sq ft / 121.6 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1453 sq ft / 134.9 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). © nctechcom 2024. Produced for GL&CO Estate Agents. REF: 1101957

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