



Crossways, West Chiltington, West Sussex RH20





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Offers in Excess of £875,000 Freehold

ID: 73438

Storrington 2.1 miles, Worthing 11.4 miles, Chichester 18.9 miles,
Pulborough 3.1 miles, Horsham 13.3 miles, Gatwick Airport 30.5 miles

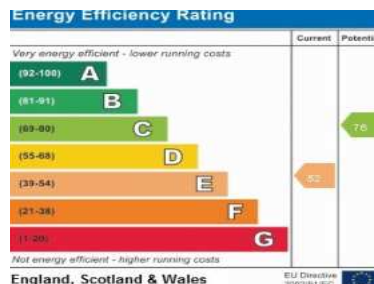


- Situated in a highly desirable lane
- Half a mile from village shops and close to bus stops
- Kitchen/breakfast room
- Double garage
- Private and secluded gardens
- Flexible accommodation
- Distant views to South Downs

Directions

From the offices of GL & Co Estate Agents in the High Street, Storrington proceed in a easterly direction to the mini-roundabout and turn left up School Hill (B2139). At the brow of the hill turn left into Fryern Road and on approaching West Chiltington where the road forks, continue straight ahead into Common Hill. After about a quarter of a mile turn right into Crossways and the property can be found on the left hand side, being the second one in.

What3words:///brother.deflation.youths



The Property

Offering a high degree of privacy and seclusion and sitting centrally in elevated grounds, this superb detached chalet style home is beautifully positioned in this highly desirable lane within the popular village of West Chiltington. This idyllic location is approximately half a mile to the village shops and nearer to bus stops with some lovely country walks directly onto the lane from the grounds. With a south aspect to the front, the light airy accommodation offers a huge degree of versatility and comprises; door into the entrance hallway. The parquet flooring extends into a double aspect TV room. To the right with a pleasant outlook to the front. This inner hall bears right, where bedroom three can be found, with fitted wardrobes and a side view of the garden. Continue along the hall and at the rear of the property is the double aspect and generous second bedroom also with fitted wardrobes.

The ground floor family bathroom can be found just off the entrance and has a separate bath with walk in corner shower. A door from the hall leads left into the sitting room, being bay fronted with a fabulous outlook to the front and stairs to the first floor. Double doors lead into the dining/family room which is another light double aspect room and to the rear of the property and accessed via the hall as well as dining room, is the kitchen/breakfast room. The kitchen features a range of wall and base units with space for appliances and a pleasant outlook onto the rear garden. An archway leads through to the breakfast area with double doors leading onto the rear patio and a door into the utility room with a further door into the garage.

To the first floor is the principal bedroom with triple mirror fronted wardrobes and an en-suite shower room. From the landing a door leads into a generous storage area and there is a hobbies room/office with Velux window, which can be used for a host of purposes.

Outside

Hard standing provides off road parking for several vehicles and leads to the attached double garage with up-and-over door and personal door to the rear. The front is screened by hedging and there is eco block in the lawn on the right hand side for additional parking. A pathway leads up to the front door, with a patio area to the right for enjoying the sunny south aspect. Either side of the driveway is an expanse of lawn interspersed with attractive flower beds and shrubs. The rear garden can be accessed via both sides of the house and has a large patio area, ideal for enjoying the peace and tranquillity of this delightful location. Steps lead up to the lawned area where there is a greenhouse, a selection of mature trees, further shrubs and two vegetable growing areas.

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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 80Mbps

Council Tax

Council Tax Band G. 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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Approximate Area = 1623 sq ft / 150.7 sq m

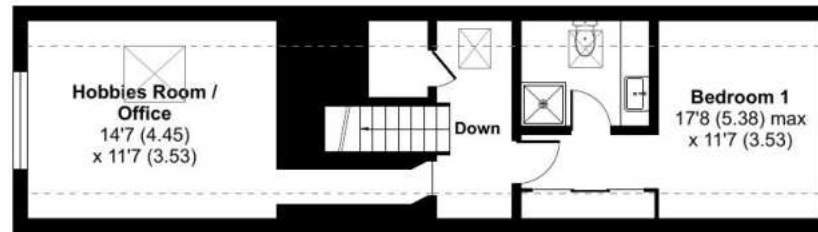
Limited Use Area(s) = 139 sq ft / 13 sq m

Garage = 416 sq ft / 38.6 sq m

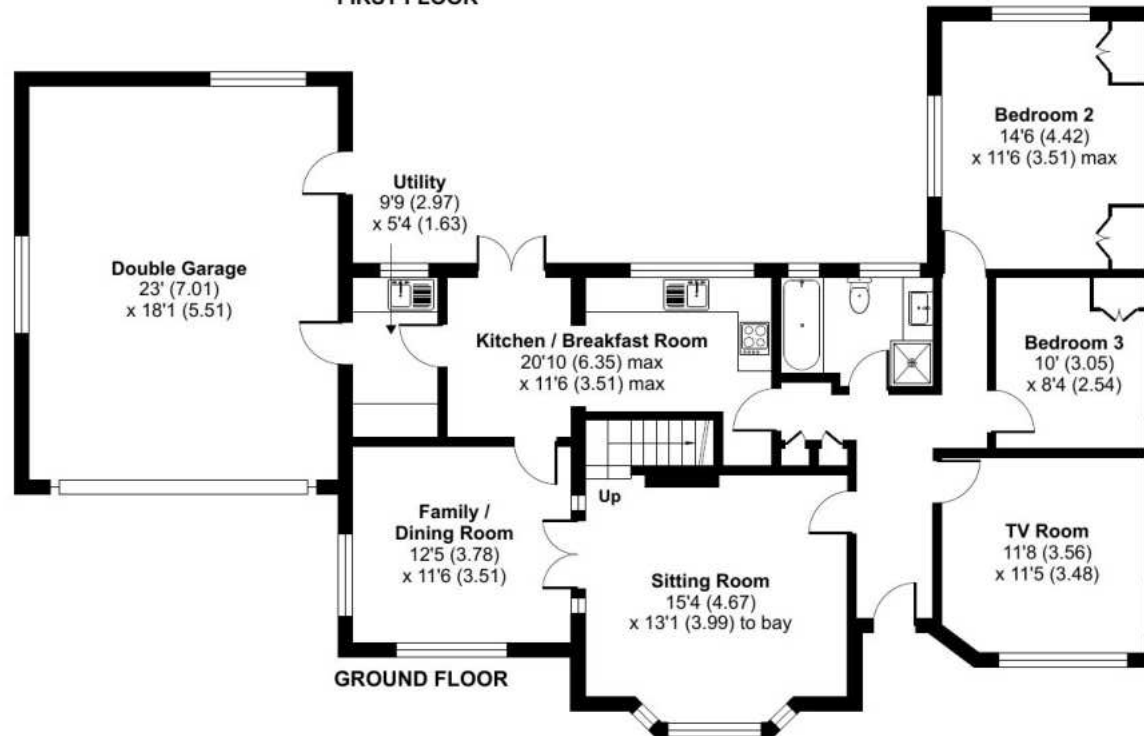
Total = 2178 sq ft / 202 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



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: 938490

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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