



West Chiltington, West Sussex RH20





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Guide Price £725,000 Freehold

ID: 74786

Storrington 2.1 miles, Worthing 11.2 miles, Horsham 15.5 miles,
Pulborough 3 miles, Chichester 18.8 miles, Gatwick Airport 32.6 miles

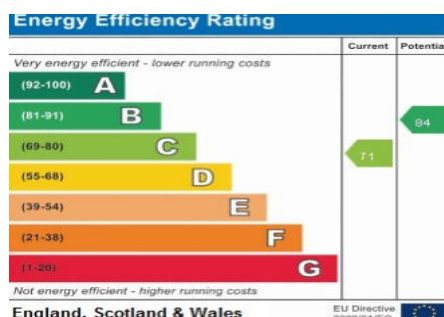


- Coming to the market for the first time in nearly 40 years
- Single storey residence
- No onward chain
- Well screened gardens
- Detached double garage
- Quiet no through road location
- Scope for enlargement (STNPP)

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 into Fryern Road heading west towards West Chiltington. Continue until the road forks and proceed straight ahead into Common Hill. After a short distance take the right hand turning into Garden Wood Close and continue all the way round and the property will be found towards the end of the cul-de-sac on the left hand side.

What3words:///toothpick.view.forest



The Property

Set at the end of a quiet no through road, this good sized two bedroom detached bungalow is coming to the market for the first time in nearly forty years.

The property is entered via a spacious entrance hall that leads through to a further inner hall with access to cloaks cupboard, airing cupboard and loft hatch into a good sized loft area. To the left of the entrance hall an arched door (arched doors being a particular feature of this property) leads through to a generous double aspect sitting room with two large double glazed south facing windows allowing plenty of available light and views over the landscaped gardens. There is also a purpose built feature fireplace and built in drinks cupboard and archway leading through to the separate dining area, with large window to the side and door leading through to the kitchen. The kitchen comprises of matching base and wall mounted units with integrated appliances, electric hob and extractor fan over and window with view to the private rear garden. Off the kitchen there is a charming breakfast room with large sliding patio doors leading out onto the rear garden.

To the far end of the inner hall there is a door leading through to bedroom two, which is a double bedroom with views over rear garden. To the right a door leads through to the principal bedroom with vast built in storage and wardrobes, and window overlooking a private courtyard area. To one side of the principal bedroom, a door leads through the en-suite bathroom comprising of tiled walls, wash hand basin, low level WC, panel bath and wall mounted vanity units, and a family bathroom completes the accommodation.

Outside

Approached via a private stone wall driveway leading to a large off road parking area, flanked either side by lawned areas interspersed with a variety of mature shrubs and trees, along with ornate water feature. To the front of the property there is a charming walled paved courtyard enjoying privacy and southerly aspect.

To the left of the property there is access to the large detached double garage, and to the rear there is a further lawned garden area offering a great deal of privacy from the well screened borders.



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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

All mains are connected.

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

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. Telephone 01903 742354 or email: enquiries@glproperty.co.uk





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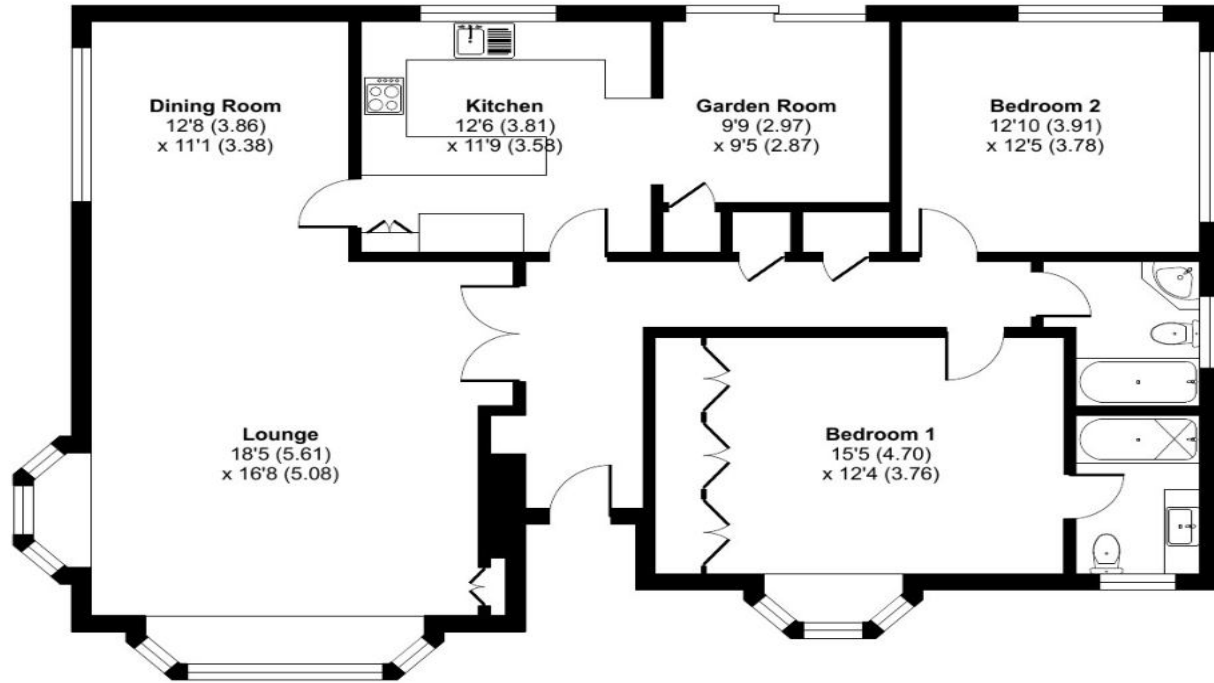
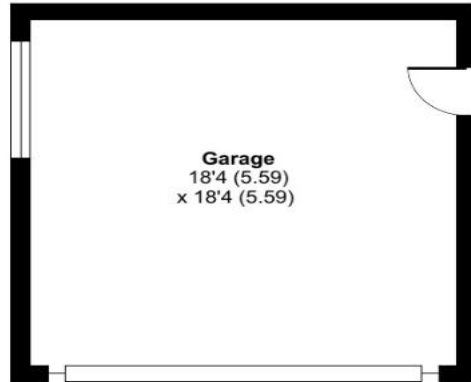
Garden Wood Close, West Chiltington, Pulborough, RH20

Approximate Area = 1447 sq ft / 134.4 sq m

Garage = 336 sq ft / 31.2 sq m

Total = 1783 sq ft / 165.6 sq m

For identification only - Not to scale



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: 1025895

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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