



West Chiltington, West Sussex RH20



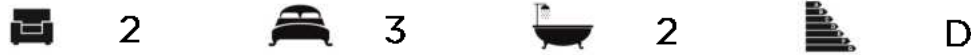


West Chiltington, West Sussex RH20

Guide Price £795,000 Freehold

ID: 76148

Storrington 1.8 miles, Worthing 10.9 miles, Horsham 13.1 miles,
Pulborough 4.3 miles, Chichester 18.5 miles, Gatwick Airport 28.7 miles

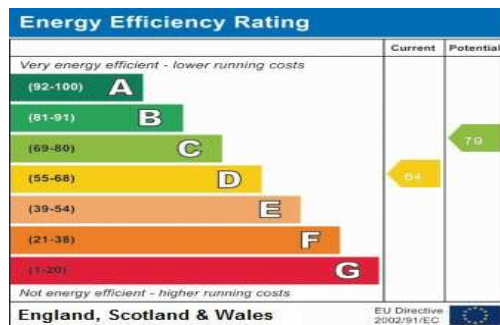


- Beautifully positioned and set back in a quiet country lane
- Private and secluded gardens
- Double garage
- Generous room sizes

Directions

From the offices of GL & Co 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 and proceed in a westerly direction towards West Chiltington. On entering West Chiltington where the road forks take the right hand fork into Roundabout Lane and continue for approximately a quarter of a mile and the property can be found on the left hand side,

What3words:///escape.diets.organic



The Property

Built in approximately 1987 and being offered for sale for the first time since, this attractive three double bedroom house is beautifully positioned, set back off this quiet country road in the desirable village of West Chiltington, with some lovely countryside walks nearby and just a short stroll to a popular country pub.

The accommodation comprises door into the entrance hallway. To the rear is the double aspect sitting room with sliding patio doors into the rear garden and open fireplace with brick surround and hearth. Also to the rear with a pleasant outlook across the gardens, is the separate and generous dining room. The kitchen to the front features a range of matching wall and base units with door to the side garden. There is a Blomberg eye level double oven, tiled walls and space for appliances as well as a dining table and chairs and a pleasant outlook to the front. To conclude the ground floor accommodation is the WC.

Stairs from the entrance hall lead to the first floor galleried landing. The principal bedroom is to the front of the property with a pleasant outlook across the lane. There is a built in double wardrobe and a generous en-suite bathroom, with matching suite and bath with shower screen. Also off the landing you will find bedroom two and three, both similar in size, being generous doubles and both having built in double wardrobe, with a pleasant outlook to either the lane at the front or across the private gardens to the rear. These bedrooms are served by the family bathroom, which has part tiled walls and panel enclosed bath with shower screen.

Outside

The front of the property is an area of hard standing, providing off road parking and turning for multiple vehicles and leading to the attached double garage with two electric remote operated rollover doors. A step leads to the front door and there is access to both sides of the property via gates into the rear garden. The remainder of the front is screened by a combination of hedging to the front and fencing to the side and is mainly laid to lawn with attractive flowerbeds and shrubs interspersed.

The private rear garden is a delightful feature of this lovely home, there is generous patio area adjoining the rear of the property, with steps down to an area of level lawn. There are various colourful flowers and shrubs with roses, azalea, buddleia and mahonia. Tucked around the side is a woodland shed.



To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



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 Standard broadband is available. Highest download speed is 25 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





To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk





To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



Roundabout Lane, West Chiltington, Pulborough, RH20

Approximate Area = 1697 sq ft / 157.6 sq m (excludes void & includes garage)

Limited Use Area(s) = 83 sq ft / 7.7 sq m

Total = 1780 sq ft / 165.3 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2024. Produced for GL&CO Estate Agents. REF: 1115765

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 arrive at the property.

To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk

