



**10 Holly Close** West Chiltington West Sussex RH20 2JR

**Comyn  
& James**  
Town and Country Homes



# Price: £565,000

Pleasantly situated just on the edge of the old village of West Chilton, this is appealing 4 bedroom family home is very well placed for primary school, local inn and post office / shop – scope to update and or enlarge (sub to consents).

Reception Hall | Cloakroom | Sitting Room  
Dining Room | Conservatory | Kitchen  
4 Bedrooms | Bathroom

Single Garage | Parking | Charming Garden  
No Through Residential Setting  
Glorious Walks  
Scope to Update and / or enlarge

**NO CHAIN**



The property is set in a quiet residential road which leads to Curbey Close which in turn is a no through residential road. There is a driveway and path leading to a front door to:

**Reception Hall** : Laminated oak flooring, stairs to first floor.

**Cloakroom** : Comprising suite of WC and wash hand basin with shelf and radiator.

**Sitting Room** : Laminated oak flooring with sliding patio door to conservatory with views onto the garden. Radiator, light point, tv point. Arch through to

**Dining Room** : Sliding patio door to garden and terrace. Radiator, serving hatch to kitchen, oak laminated flooring and light point. It may be possible subject to any consents to knock through to the kitchen to create a family sized entertaining space.

**Conservatory** : Tiled floor and double doors to garden.

**Kitchen** : Comprising a range of painted wood fronted units with drawers and cupboards with a single built-under oven with gas hob. Space for dishwasher and fridge freezer, excellent range of work tops with 1 and ½ bowl sink unit, cooker hood and open shelving unit. Door to outside and terrace, radiator and light point.



### First Floor

**Landing :** Airing cupboard and light point.

**Bedroom 1 :** Generous double bedroom with built-in wardrobes with radiator and light point.

**Bedroom 2 :** Large guest double bedroom with built-in wardrobes, with radiator and light point.

**Bedroom 3 :** Built-in corner wardrobe for storage, light point and radiator

**Bedroom 4 :** 2 Double wardrobes, radiator and light point.

**Bathroom :** Comprising suite of panel enclosed bath with wall shower, WC and wash hand basin. Part tiled walls, laminate oak flooring and radiator

### Outside

**Single Garage :** Up and over door, light and power.

**Parking :** To the front is a concrete driveway with a gravel area to the side providing additional hard standing for parking.

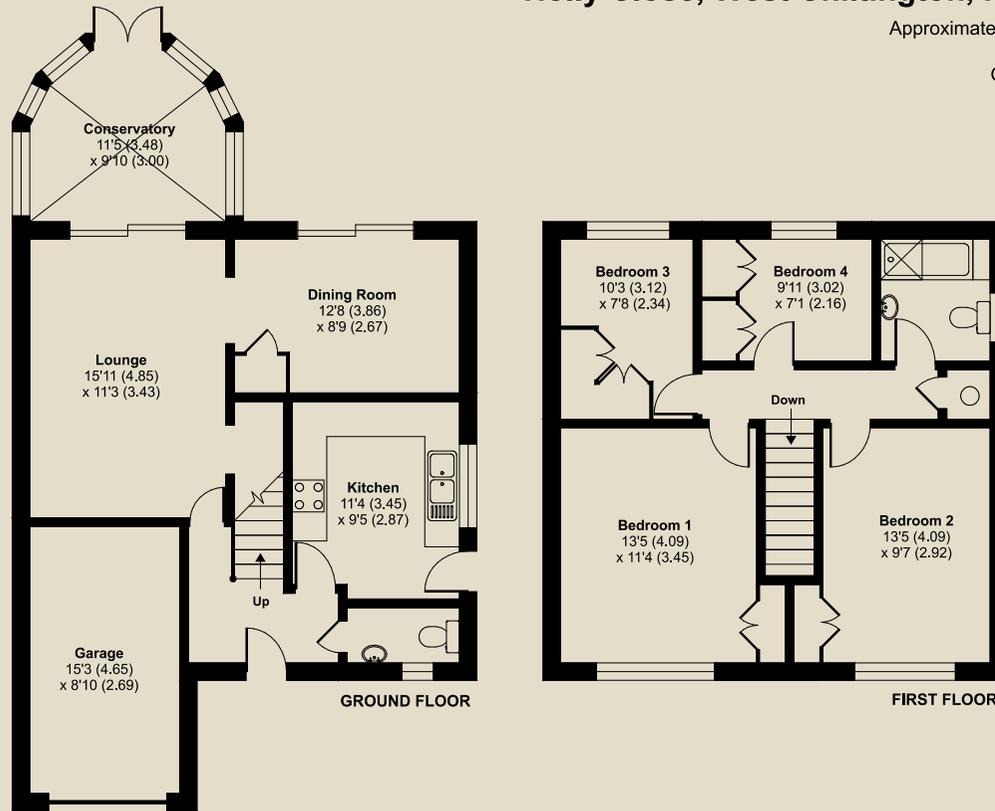
**Garden :** The front garden mainly features the driveway and gravel hard standing but has an area of lawn as well as a



## Holly Close, West Chiltington, Pulborough, RH20

Approximate Area = 1242 sq ft / 115.3 sq m  
 Garage = 132 sq ft / 12.2 sq m  
 Outbuilding = 78 sq ft / 7.2 sq m  
 Total = 1452 sq ft / 134.8 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). © rich-com 2021. Produced for Comyn and James, REF: 770584

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70   C	61   B

terrace with a feature flower bed. To one side is a gate with access to the rear.

The rear garden is attractively set out with a wide lawn with shaped borders with a rear and side sun terrace. There are well stocked beds and borders with fencing providing a high degree of privacy and screening. To the rear and side there is a greenhouse and a large garden store and there is ample space for a vegetable plot. A gate at the side gives access to the front.

West Chiltington is a pleasant rural village south of Billingshurst known for its leafy lanes and character houses including the famous 'Wells Cottages' built in the early 20<sup>th</sup> century.

There are a wide range of amenities and clubs including several popular villages stores and post offices, churches, a thriving village hall (which hosts a myriad of activities including film shows, plays, music, keep fit and craft skills).

More comprehensive shopping is available locally at Pulborough and Storrington – including Tesco, Sainsbury and Waitrose stores. London (Victoria station) is approximately 80 minutes by rail from Pulborough station and the coast is approximately 15 miles to the south via Arundel and Chichester. Sporting facilities include several local golf clubs, rugby, cricket, tennis, football and bowling.

CJ 29/9/21



Comyn and James would like to inform all prospective purchasers that these sale details have been prepared in good faith for a fair overall view of the property only and do not constitute part of an offer or a contract. All descriptions of dimensions and areas, reference to condition, permissions, covenants and boundaries are given as a guide and must not be relied on as a statement of fact. No person in the employment of Comyn and James LLP has authority to make any representation or warranty in relation to the property as we have not carried out a structural survey or tested services, appliances, or fittings. Photographs and floor plans show only certain aspects of the property at the time they were taken and it should not be assumed that the property remains exactly as it is shown. Prospective purchasers should make specific enquiries concerning any matters of particular importance affecting a decision to view or purchase the property and are strongly advised to contact the office regarding the availability of the property before undertaking any journeys and incurring any abortive costs.

#### Referral Fees

We may inform (on request) clients and prospective purchasers details of local services. These may include mortgages, conveyancing, general planning advice, surveys and valuations, estate agency services and removals. Our policy is that we do not take referral fees for these introductions – except under the following circumstances: Should a person (introduced by us) to the mortgage or conveyancing services of London & Country Mortgages (L&C) – L&C will pay us 25% of any payment they receive from mortgage lenders. If that person engages the services of their recommended conveyancer, L&C will pay us £100 plus VAT for each completed sale and/or purchase instruction.



#### Pulborough Office

Burberry House, 143 Lower Street,  
Pulborough, West Sussex RH20 2BX  
Tel: 01798 888111 Fax: 01798 875722

#### Associate London Office

121 Park Lane,  
London W1K 7AG  
Tel: 0207 079 1553



01798 888111

[www.comynandjames.co.uk](http://www.comynandjames.co.uk)

[property@comynandjames.co.uk](mailto:property@comynandjames.co.uk)