



## 20 Wheelwrights

Church Street | West Chiltington | West Sussex | RH20 2LX

A one bedroom self-contained retirement flat exclusively for the over 50's being suitable for anyone wanting independent living, set within this select development located within the charming old village of West Chiltington, with its Post Office/Village Store, Church and Local Pub. Accommodation comprises: dual aspect sitting room, pine style fitted kitchen, shower room, bedroom with patio doors leading to own private garden, 24 hour care line system, communal parking area.



**Entrance** Own private double glazed front door to:

**Entrance Hall** Wall-mounted electric heater, shelved linen cupboard and door to:

**Dual Aspect Sitting Room** 11' 9" x 10' 9" (3.58m x 3.28m)  
Double glazed windows, wall-mounted electric heater.

**Kitchen** 11' 9" x 6' 1" (3.58m x 1.85m) Range of pine style wall and base units with single drainer sink unit and mixer tap, space and plumbing for washing machine, fan assisted electric oven with four ring hob and extractor over, further eye-level cupboards, double glazed window, wall-mounted electric heater, shelved linen cupboard housing pressurised cylinder.

**Bedroom** 12' 2" x 10' 4" (3.71m x 3.15m) Built-in wardrobe cupboards, wall-mounted electric heater, sliding patio doors leading to:

**Own Private Courtyard Style Rear Garden** 28' 7 approximate" x 10' 7 approximate" (8.71m x 3.23m) Screened by walling, side access gate.

**EPC Rating:** Band E.

**Lease Details** Lease: 64 years remaining.

**Maintenance** £2627.38 a year.



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### Important Notice

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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
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