



Price Range £475,000 - £500,000
Pond Rise, West Chiltington, West Sussex

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Pond Rise, West Chiltington, West Sussex, RH20 2JP

Tucked away within a private cul-de sac location, this two / three bedroom detached bungalow is offered with no ongoing chain. Situated within the older part of West Chiltington, the property is conveniently placed for the village church, shop with post office counter and The Queens Head pub.

Wonderful country walks will be found almost straight from the doorstep. Having had only one owner since built approximately 53 years ago, the bungalow feels warm and welcoming. The flexible accommodation is set over one floor and would benefit from some updating, affording the next owner the opportunity to add value, as well as their own stamp of personality. There is a large conservatory to the front, which has a southerly aspect and opens onto the internal hallway. Both bedrooms are doubles and there is a good-sized shower room. The well proportioned lounge has plenty of space for a dining table and chairs, whilst a small but very useful study sits just off the kitchen.



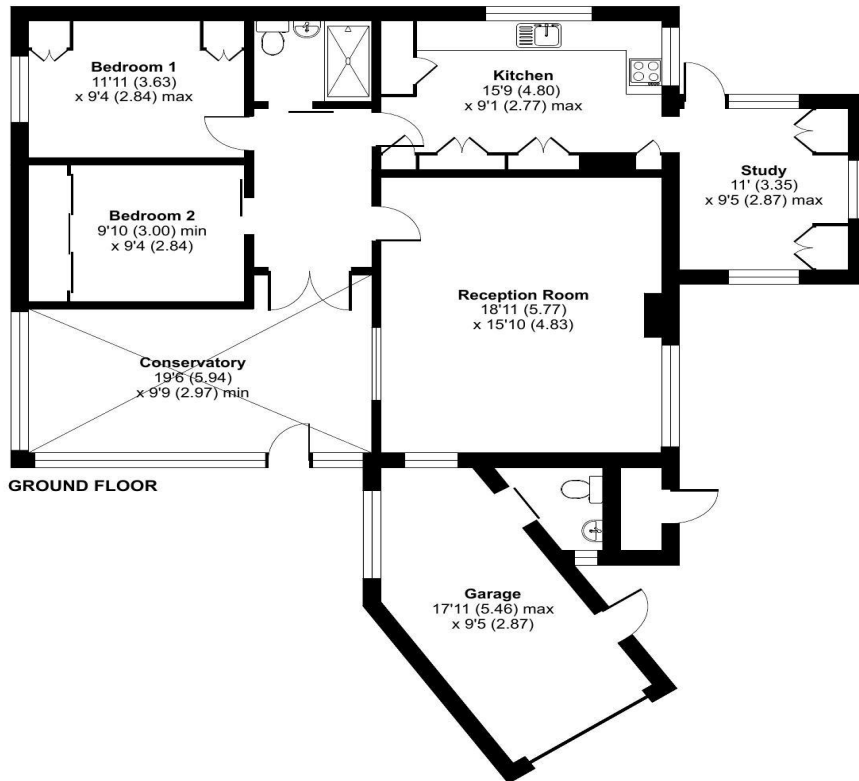
The attached garage is larger than anticipated and benefits from having a gardener's toilet just off it. The gardens offer a really good degree of privacy and seclusion, wrapping all the way around the property and incorporate a driveway with parking for up to two vehicles.



Pond Rise, West Chiltington, Pulborough, RH20



Approximate Area = 1197 sq ft / 111.2 sq m
 Garage = 171 sq ft / 15.8 sq m
 Total = 1368 sq ft / 127 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 Lundy-Lester Ltd. REF: 953705



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

