



Goodstead Cottage | Nightingales | West Chilmington | RH20 2QT





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£725,000

An attractive two/three bedroom cottage occupying this generous sized plot set within this highly regarded cul-de-sac in West Chiltington and within easy reach of the local store/post office. Internally, the property has been subject to modernisation with accommodation comprising: re-fitted ground floor shower room and cloakroom, dual aspect sitting room, ground floor bedroom three/study, superb bespoke 'Neptune' kitchen with integrated appliances, dining room, two double first floor bedrooms, re-fitted bathroom. Outside, there is parking for two vehicles leading to a detached single garage. To the rear there is an attractive enclosed courtyard area with pergola and store room, beautifully kept private rear garden and large terrace.

- Detached Cottage Style Home
- Highly Regarded Cul-de-Sac
- Entrance Hall
- Re-fitted Ground Floor Shower/WC
- Dual Aspect Sitting Room
- Dining Room
- Study/Ground Floor Bedroom Three
- Superb Re-fitted 'Neptune' Kitchen
- Integrated Appliances
- Two First Floor Double Bedrooms
- Re-fitted Family Bathroom
- Double Glazed Windows Throughout
- Detached Garage
- Parking for Two Vehicles
- Beautifully kept Gardens & Courtyard
- Viewing Highly Recommended

Entrance uPVC leaded light front door to:

Entrance Hall Radiator, built-in cloaks cupboard, oak style flooring.

Ground Floor Shower Room/Cloakroom

Enclosed glass and chrome screen with overhead soaker and separate shower attachment, part tiled walls, low level push flow w.c., inset was hand basin with toiletries cupboards under.

Dual Aspect Sitting Room 19' 5" x 12' 10" (5.92m x 3.91m)

uPVC double glazed windows with delightful outlook over gardens, feature stone fireplace with inset coal effect gas fire, radiator, archway through to:

Dining Room 11' 1" x 10' 9" (3.38m x 3.28m) Radiator, uPVC double glazed French doors leading to garden.

Study/Ground Floor Bedroom 12' 0" x 11' 4" (3.66m x 3.45m) Dual aspect uPVC leaded light double glazed windows, door accessing terrace, radiator, built-in shelved storage cupboard.

Kitchen 15' 6" x 11' 0" (4.72m x 3.35m)

'Neptune' fitted kitchen with range of bespoke units comprising: eye-level cupboards, quartz working surfaces with groove drainer, inset double enamel sinks with swan neck mixer tap, integrated 'NEFF' fan assisted electric oven and separate grill, inset four ring electric hob with extractor over, further range of built-in drawers and cupboards under, integrated 'NEFF' dishwasher, fitted

peninsula breakfast bar, integrated 'Bosch' washing machine, concealed spot lighting, door leading to walk-in larder cupboard housing wall-mounted boiler, uPVC double glazed door accessing:

uPVC Lean-To Door leading to paved courtyard terrace.

Stairs To:

First Floor Landing Access to loft space.

Bedroom One 16' 5" x 11' 10 maximum" (5m x 3.61m)

Radiator, uPVC double glazed windows, built-in eaves storage cupboards, built-in floor to ceiling wardrobe cupboards.

Bedroom Two 15' 4" x 8' 8 widening to 12'3" (4.67m x 2.64m)

Radiator, uPVC double glazed windows giving outlook towards the South Downs, built-in wardrobe cupboard, eaves storage cupboards.

Re-Fitted Bathroom Suite 'P' shaped panelled bath with folding glass and chrome screen with overhead soaker and central taps, inset wash hand basin with toiletries cupboards under, push flow w.c., fully tiled walls, shaver point, uPVC double glazed windows, heated chrome towel rail.

Outside

Front Garden Mainly laid to lawn with attractive flower and shrub borders with paved driveway with parking for two vehicles leading to:

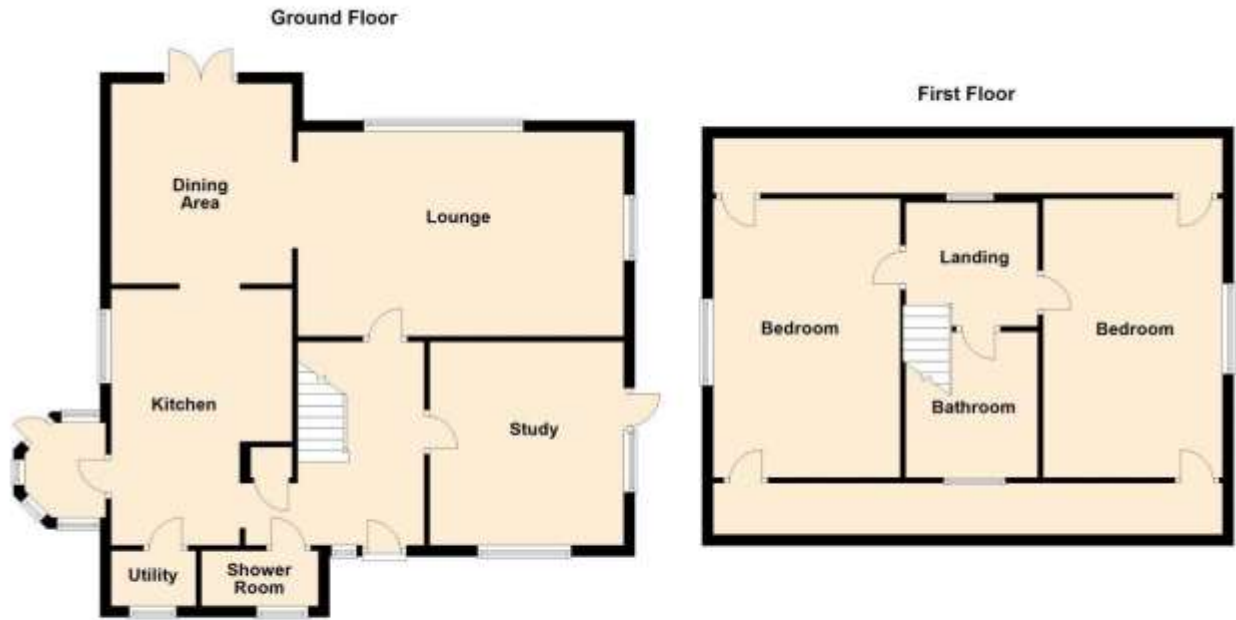
Detached Garage 16' 8" x 9' 4" (5.08m x 2.84m) Power and light, automatic security roller door and overhead storage.

Courtyard Garden Delightful pergola and grape vine, enclosed by brick walling and trellising, greenhouse, outside water tap, door access storage room archway though to:

Main Section Of Garden Shaped lawned area and beautiful gardens offering a high degree of privacy, attractive flower and shrub borders with steps down to enclosed private terrace, timber storage shed, wrought iron gate leading to vegetable garden with raised railway sleeper beds, enclosed by fence panelling, could also be used to access further vehicle storage off-road.

EPC Rating: Band D





Drawings are schematic only and should room sizes and dimension are approximate
Plan produced using PlanItUp



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