



Price Range £250,000 - £260,000
Morris Way, West Chiltington, West Sussex

KW ADVANTAGE
KELLERVILLIAMS



Morris Way, West Chiltington, West Sussex, RH20 2RX

Situated within a really nice, well maintained building, this two bedroom first floor apartment offers scope for the next owner to modernise and improve. Chain free and ready to move into, the property sits on a corner position, with bright and airy accommodation throughout.

The large, welcoming communal entrance hallway has access to both the front and rear communal gardens, the latter offering plenty of space to relax with friends and neighbours. There is a private parking area in addition to the layby at the front, plus the property has its own garage within a small block. There is a kitchen with ample food preparation space and a good sized lounge / dining room alongside. Both bedrooms are doubles and feature built in wardrobes. The family bathroom is clean and tidy and the apartment is decorated neutrally throughout.

Being situated in West Chiltington means that the property is well placed for wonderful walks, bike rides and so on and it would make a great "lock up and leave" type home, being approximately 45 minutes from Gatwick Airport. London may be reached from nearby Pulborough mainline station and direct routes into Victoria take less than 90 minutes.

A couple of shops and a post office counter are within a few minutes walk, with further amenities to be found in the neighbouring villages of Pulborough, Storrington and Billingshurst. A choice of pubs, cafes, restaurants and takeaways are all within easy reach, along with doctors, dentists and supermarkets.

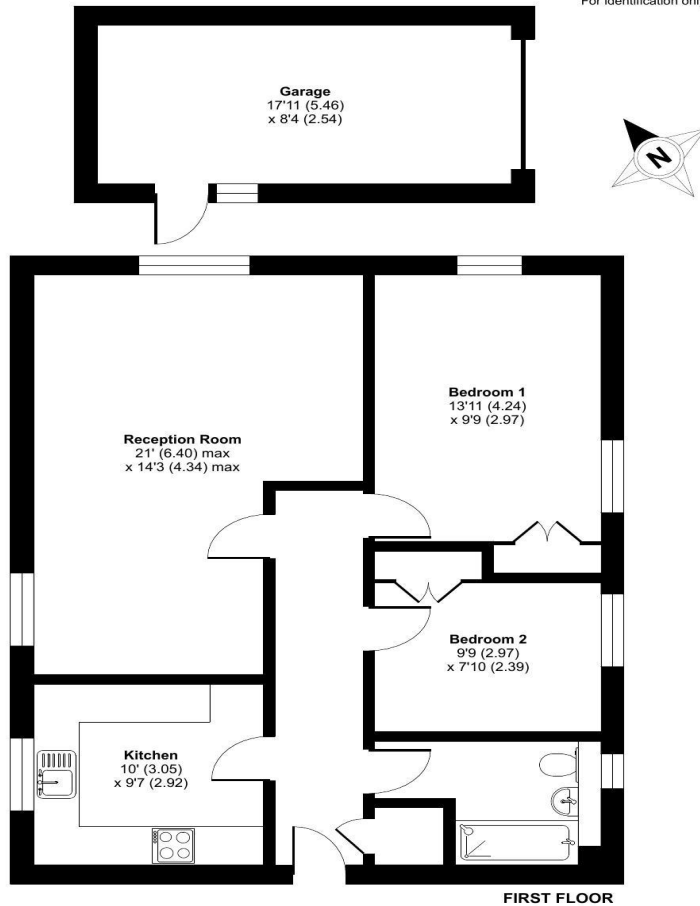




Morris Way, West Chiltington, West Sussex

Morris Way, West Chiltington, Pulborough, RH20

Approximate Area = 764 sq ft / 71 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 914 sq ft / 84.9 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). © nichecom 2023. Produced for Lundy-Lester Ltd. REF: 1052021



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	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & 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.

