



Price Range £300,000 - £325,000
Morris Way, West Chiltington

KW ADVANTAGE
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Morris Way, West Chilmington, RH20 2RX

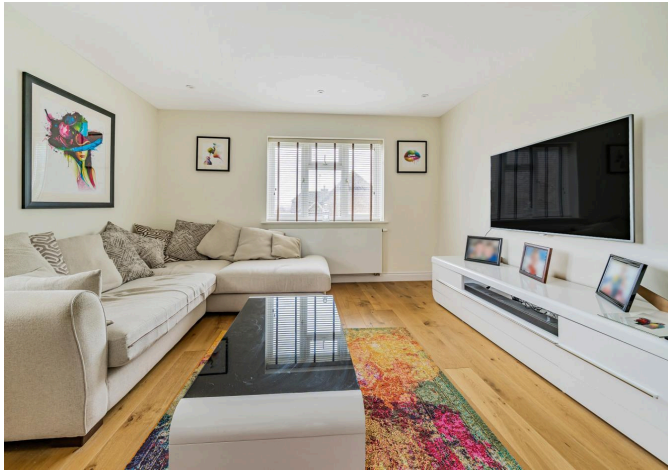
Situated within a handsome, well maintained building, this two bedroom first floor apartment has been refurbished and remodelled to a very high specification by the current owner. The large communal entrance hallway has access to both the front and rear communal gardens and a turned staircase to the first floor landing with residents tumble dryer room. There is a private parking area in addition to a layby at the front, plus the property has its own garage within a small block.

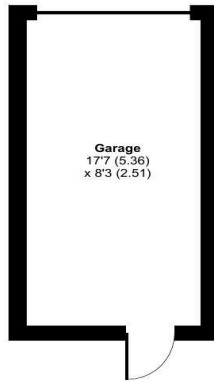
The smart, modern kitchen features AEG integrated appliances, a useful breakfast bar and a lovely view towards the South Downs. Being open plan to the living and dining area, the almost 31ft long space feels light and airy with a very sociable feel. There is plenty of space to relax with friends and family. Both bedrooms are doubles, the principle having Sharps fitted wardrobes. The refitted shower room leads off the long hallway which has ample space for coats and shoes. There is a large loft area with boarded storage, great for suitcases, Christmas decorations and so on.

Being situated in West Chilmington means that the property is well placed for wonderful walks, bike rides etc 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 about 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.

Leasehold with a share of freehold, the property is only one of six within the building and there is a warm and welcoming sense of community here.

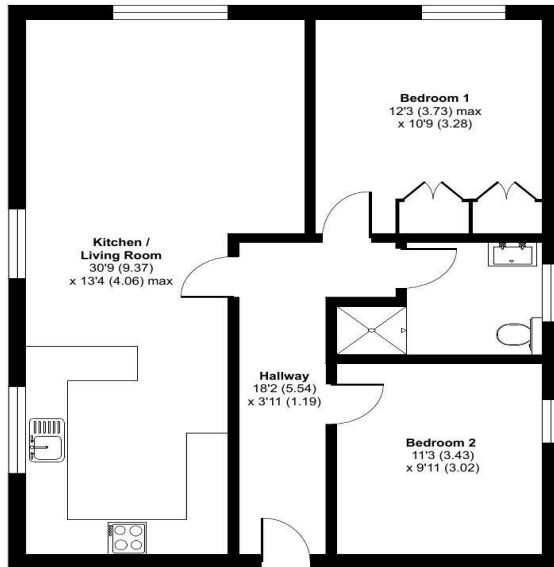






Morris Way, RH20

Approximate Area = 761 sq ft / 70.7 sq m
 Garage = 147 sq ft / 13.7 sq m
 Total = 908 sq ft / 84.4 sq m
 For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1083299



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	77	78
(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.

