



£495,000

London Road, Watersfield, West Sussex





## London Road, Watersfield, West Sussex, RH20 1NQ

Chain free, this beautiful former chapel is believed to date back to the 1820s and was sensitively rebuilt and converted from a derelict state about five years ago. The owners were meticulous in their attention to detail and the renovation was completed to very exacting standards. As part of the ground up project, a stunning oak framed conservatory was added, along with high specification oak flooring, a smart new kitchen, bathroom and ensuite shower room. There is a fascinating photo album in the living room, which visually details the extensive works carried out, along with an insight into the quirks and headaches that the owners and their craftsmen had to overcome along the way.

Since the restoration was finished, the property has been used as a second home and also as a successful Airbnb holiday let, particularly popular with visitors to Goodwood and lovers of the West Sussex countryside. Situated in the South Downs hamlet of Watersfield, wonderful walks are available almost from the doorstep. There are two allocated parking spaces, accessed from River Lane, with gated pedestrian access to the front and rear of the grounds.

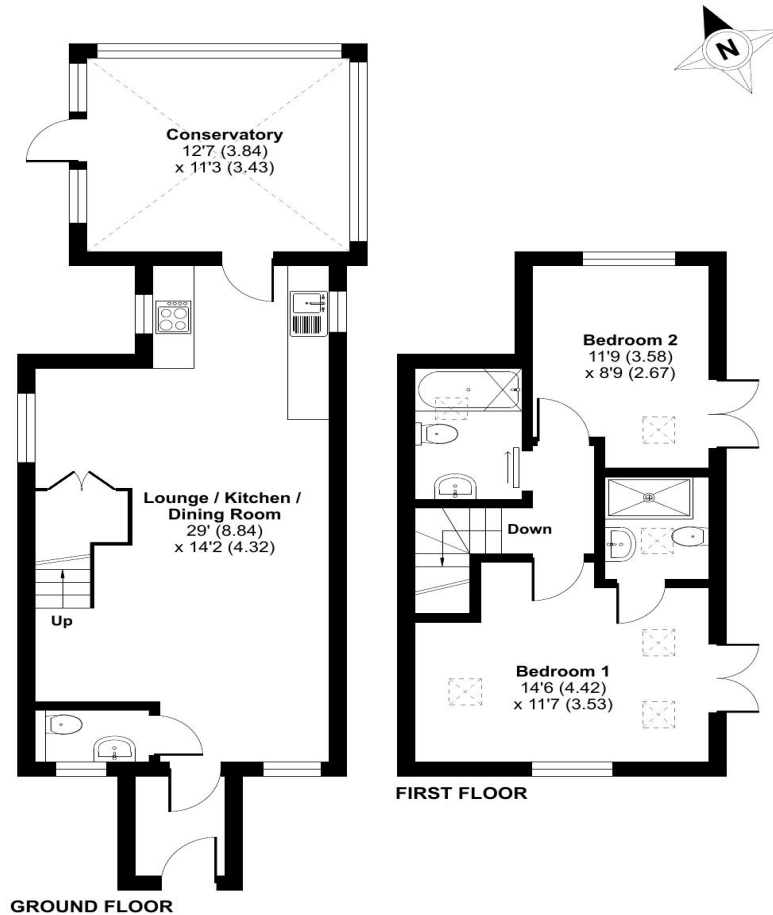


Sitting on the very edge of the hamlet, overlooking the countryside, the property offers almost 950sq ft of living space over two floors. The open plan living/dining/kitchen space feels surprisingly light and airy, with a superb oak staircase rising to the first floor. Both bedrooms are doubles and there is a useful ground floor cloakroom / wc off the enclosed porch. Standing within a good sized plot, the next owner will need to be sensitive to the needs of visitors to the graveyard plots, albeit I'm told that



## London Road, Watersfield, Pulborough, RH20

Approximate Area = 933 sq ft / 86.6 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). © nchecon 2024. Produced for Lundy-Lester Ltd. REF: 1097446



## 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) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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