



£775,000

East Street, West Chiltington, West Sussex

kw **MARTIN**
LUNDY-LESTER



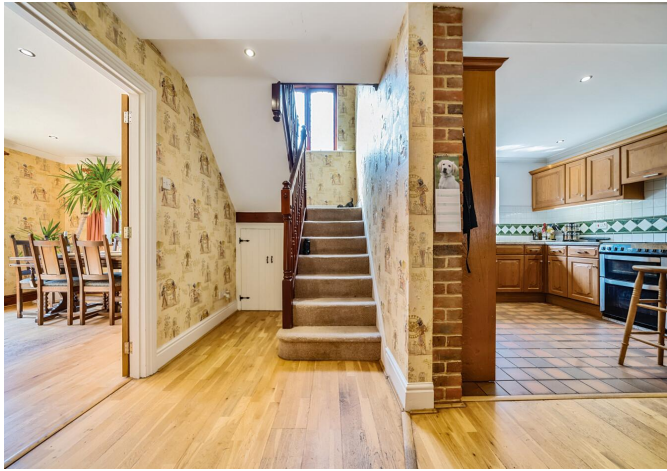
East Street, West Chiltington, West Sussex, RH20 2JY

Tucked away within Granary Orchard, in the older part of West Chiltington, this handsome detached house offers family-friendly accommodation within steps of the village primary school. The shop with the post office counter is just around the corner and there are wonderful country walks straight from the front door.

Offering more than 2100sq ft of space over two floors, the property is well suited to modern family life, with a large open plan lounge/kitchen and a separate dining room which alternatively would make a great playroom or teen den. All the bedrooms are really good sizes and three of them feature built in wardrobes. The principle bedroom has an ensuite shower. Home workers will appreciate the study which sits above what was once the garage and is now a useful store room with a lobby area behind. Used as a home office, it feels like a very private space, separated slightly from the rest of the house and with its own entrance. As a fifth bedroom, it would be perfect for a grown up child wanting their own space but still with internal access to the rest of the house.

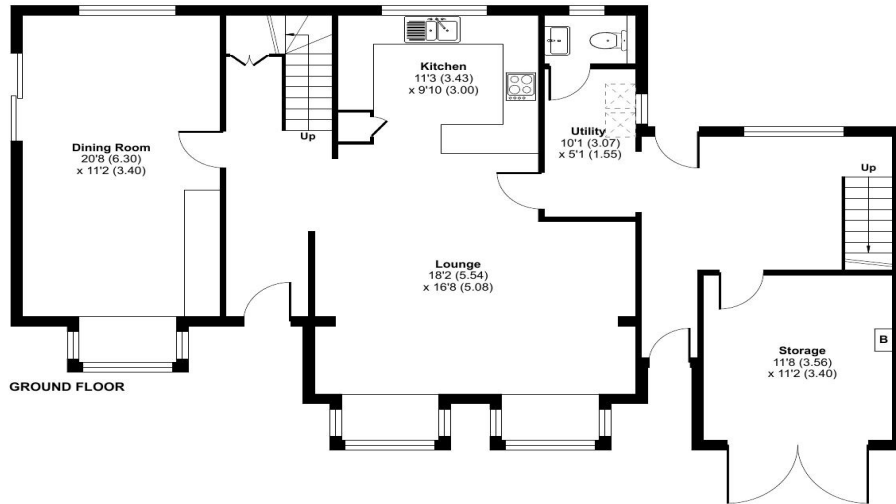
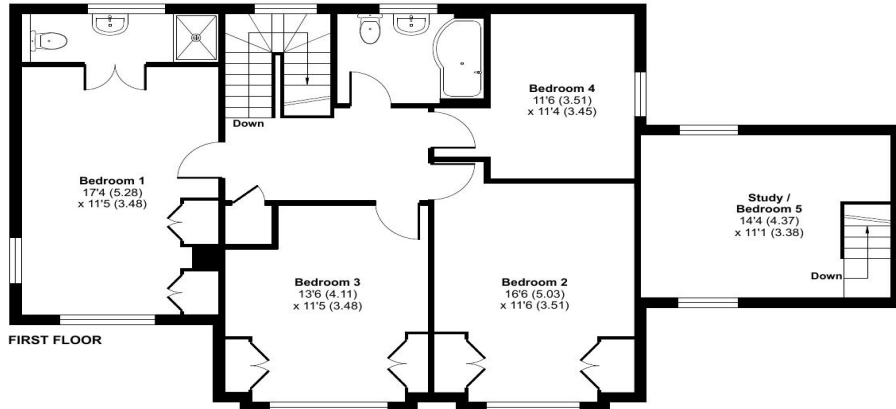


The garden wraps around the property, with lawns to the front, side and rear, plus a lovely patio seating area. There is driveway parking for comfortably three vehicles. Children will love that the primary school is really close by and parents will enjoy the very quick and easy, car free school run. The welcoming village offers plenty to keep people occupied, with a couple of great pubs within a few minutes drive, a number of vineyards, including nearby Kinsbrook which has a shop and cafe, plus a large recreation ground, playpark and skatepark and an active village hall.



Granary Cottage, East Street, West Chiltington, RH20

Approximate Area = 2159 sq ft / 200.5 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). © nrichcom 2024. Produced for Lundy-Lester Ltd. REF: 1135836



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		69	77
(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.