



Price Range £440,000 - 460,000

The Juggs, West Chiltington, West Sussex







## The Juggs, West Chiltington, West Sussex, RH20 2JT

Refurbished, remodelled and extended by the current owners over the last couple of years, this three bedroom semi detached house sits within an elevated position above Juggs Lane in the very desirable village of West Chiltington. The primary school, shop with post office counter and newly reopened "The Queens Head" pub are just down the road, with wonderful country walks almost from the front door. Although there is no driveway parking at the property, the current owners have always parked their car at the end of the footpath which leads from The Juggs up to the house.

The cosy sitting room has an open fire but the L-shaped kitchen/dining/family room really is the heart of this warm and welcoming family home. There's plenty of space for a large table and chairs, plus a couple of sofas and the wonderful breakfast bar is perfect for chatting to the kids whilst preparing meals or as they're doing their homework. Bi-folding doors open onto a large patio seating area, with the long lawned garden providing plenty of space for children to play. There's a further, smaller gravel patio at the end of the garden, plus raised beds for growing fruit and veg. Upstairs, all three bedrooms are doubles and the stylish bathroom has an hotel like feel, it's very smart.

All local amenities are within about ten minutes drive, including two supermarkets and a mainline station at Pulborough, a Waitrose and bustling village centre at Storrington and a number of independent and specialist shops, cafes, pubs, vineyards and restaurants.



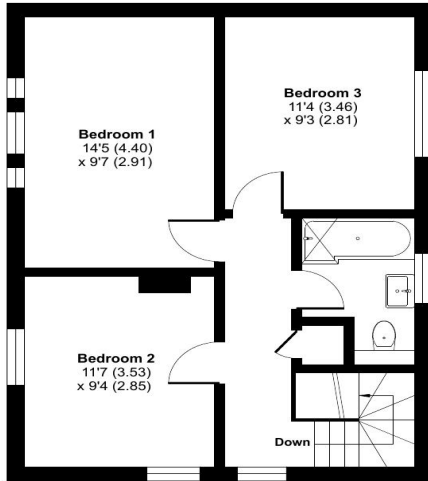




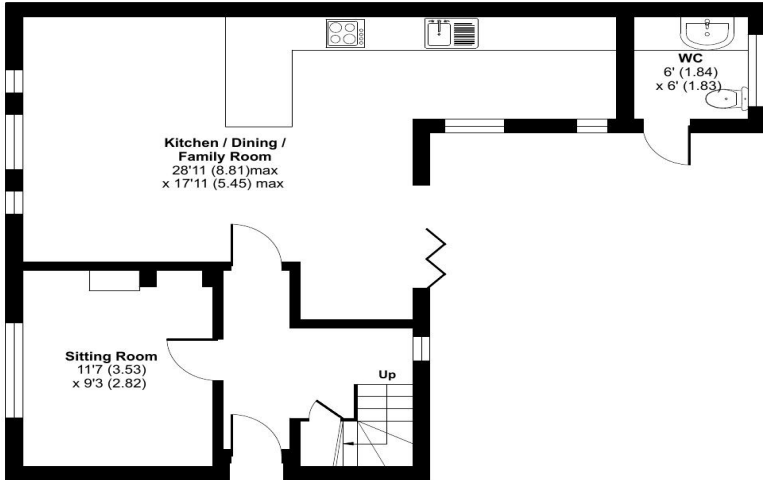


## The Juggs, West Chiltington, West Chiltington, RH20

Approximate Area = 1064 sq ft / 98.8 sq m  
 External WC = 34 sq ft / 3.1 sq m  
 Total = 1098 sq ft / 101.9 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1149285



## 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>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>66</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	



01798 817257 or 07788 531768



Lundy-Lester Ltd, West Chiltington, RH20 2LQ



martin.lundy-lester@kwuk.com

### 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.