



Price Range £675,000 - £695,000

West Chiltington Road, Pulborough, West Sussex





West Chiltington Road, Pulborough, West Sussex RH20 2PR

Offering almost 2500sq ft of space, including a detached garage, this four / five bedroom detached house offers really flexible accommodation over two floors, perfectly suited to multi-generational living.

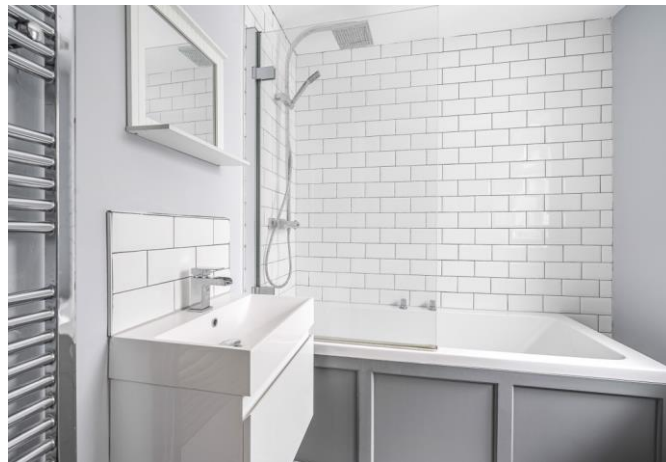
Situated between Pulborough and West Chiltington, the property is set back from the road behind high hedging, offering a good degree of privacy and seclusion, within a few minutes drive of all local amenities.

The main entrance gives access to a welcoming hallway, with modern kitchen / dining room leading off. There is a large, useful utility room with access to the garden. The lounge / dining room has French doors onto a wide patio seating area with a south west facing aspect. The smart shower room and principle bedroom are on the ground floor, with stairs rising from the entrance hall to a large landing with cloakroom / wc, two further double bedrooms and an enormous eaves storage space. Another door from the hall opens onto a fourth bedroom / study and from here is accessed a self contained access with its own front door, large kitchen, living / bedroom, conservatory and bathroom.



The driveway offers parking for a number of cars. Wonderful country walks are available almost from the front door, with a nearby public footpath heading over farmland into Nutbourne Common and towards The Rising Sun pub and various vineyards.

The bustling commuter village of Pulborough is only a mile or so away, offering a range of independent and specialist shops, two supermarkets and a mainline station.

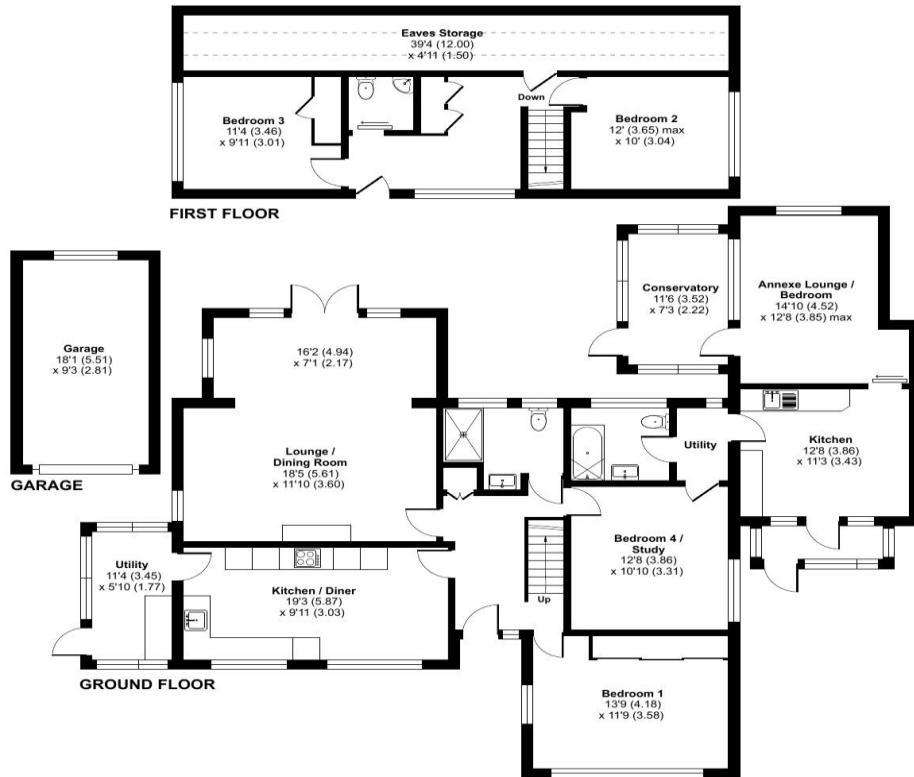


Bargate, West Chiltington Road, Pulborough, RH20



Denotes restricted head height

Approximate Area = 1601 sq ft / 148.7 sq m
 Limited Use Area(s) = 215 sq ft / 19.9 sq m
 Annexe = 432 sq ft / 40.1 sq m
 Garage = 167 sq ft / 15.5 sq m
 Total = 2415 sq ft / 224.2 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 2024. Produced for Lundy-Lester Ltd. REF: 1167745



DISCLAIMER

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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			76
(55-68) D		56	
(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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