



Price Range £675,000 - £700,000

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.

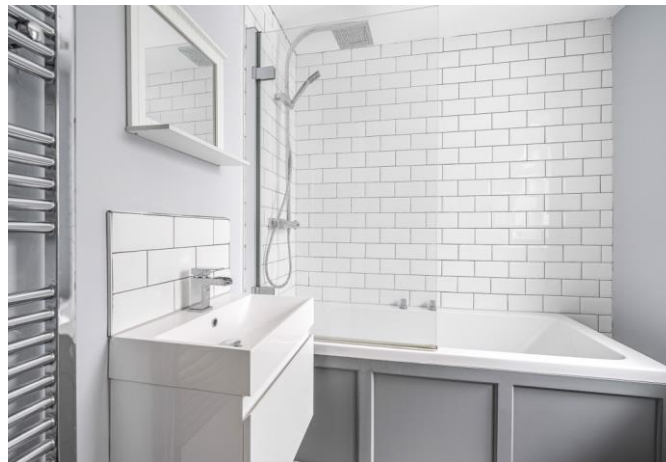
The main entrance gives access to a welcoming hallway, with modern kitchen / dining room leading off. There is a large, useful utility room with access to the garden. The lounge / dining room has French doors onto a wide patio seating area with a south west facing aspect. The smart shower room and principle 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.







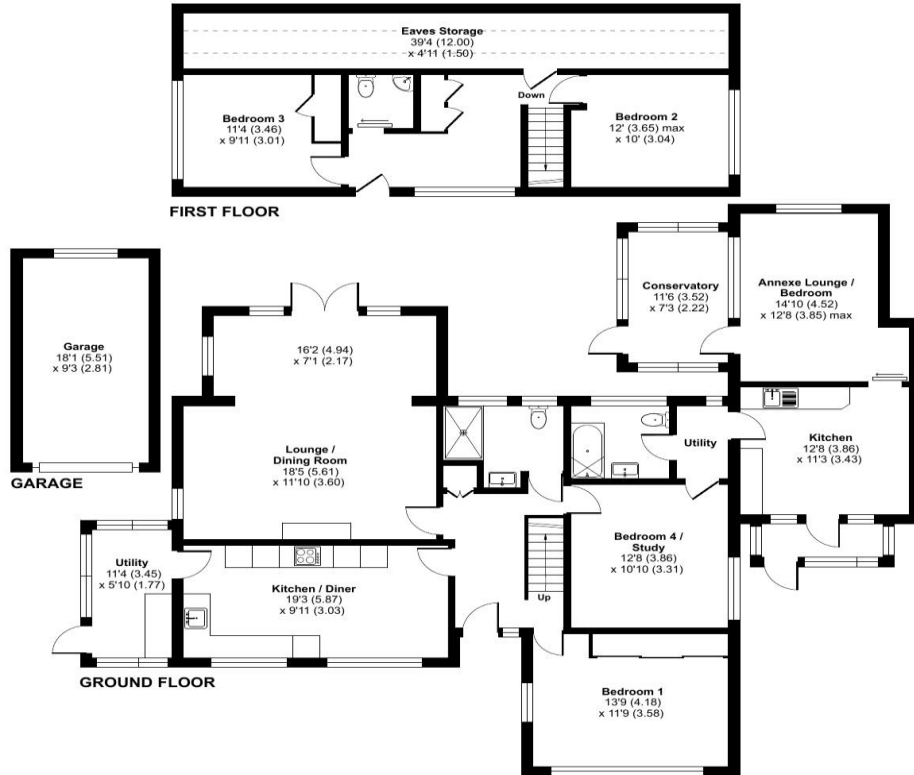
## Bargate, West Chiltington Road, Pulborough, RH20



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). © ncthecom 2024. Produced for Lundy-Lester Ltd. REF: 1167745



## 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>76</b>
(55-68) <b>D</b>		<b>56</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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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.