




Guide Price £700,000

Grade II listed historic house with Post Office and Stores business

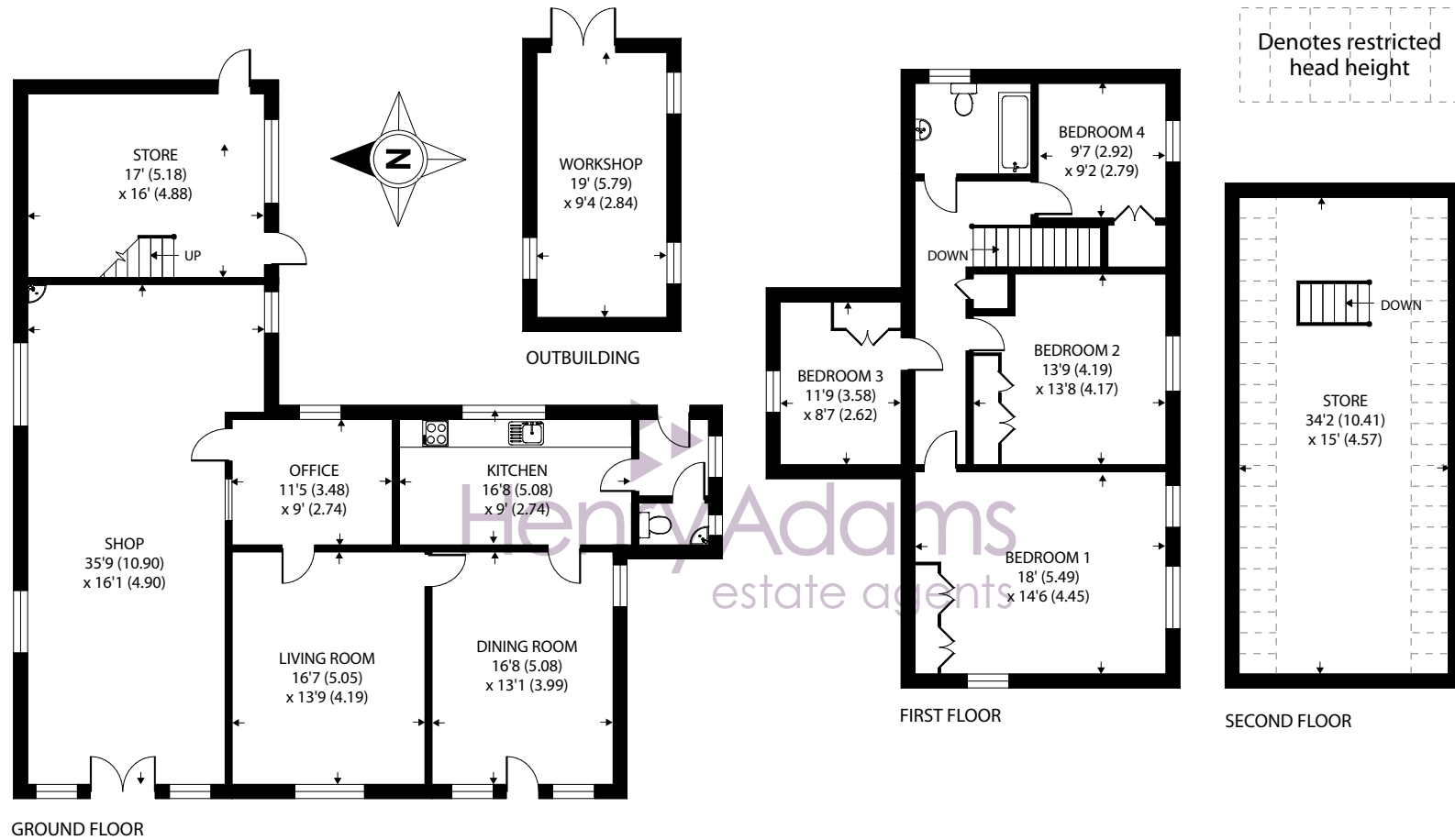
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- ▶ Rarely available due to retirement
- ▶ A unique lifestyle opportunity
- ▶ Located in beautiful sought after Sussex village
- ▶ Steps from street level to the large entrance dining hall
- ▶ Sitting room
- ▶ Kitchen with double oven, hob and access to a rear lobby and
- ▶ Four double bedrooms and family bathroom
- ▶ Post office with 35ft village shop, rear store and large loft store
- ▶ Private parking and cottage garden

Nestled in the heart of a picturesque Sussex village, this exceptional Grade II listed historic house presents a rare opportunity to own a piece of local heritage along with a Post Office and stores business. Boasting a unique blend of residential and commercial space, this property exudes character and charm, offering a coveted lifestyle that is as rewarding as it is distinctive. With its convenient location and a host of possibilities for entrepreneurial endeavours, this property is a true gem that seldom comes to market, making it an unmissable investment for the discerning buyer.

Step inside this inviting property and be greeted by a spacious entrance dining hall, a perfect setting for welcoming guests and hosting gatherings. The ground floor features a well-equipped kitchen with a double oven and hob, while the cosy sitting room provides a relaxing retreat. Ascend the stairs to discover four generously sized bedrooms and a family bathroom, offering ample accommodation for a growing family or visiting guests. The property also includes a fully operational Post Office with a 35ft village shop, a rear store, and a large additional storage space on the first floor. Outside, residents can enjoy the convenience of private parking and a charming cottage garden, providing a serene outdoor sanctuary for relaxation and recreation.





Approximate Area = 2725 sq ft / 253.2 sq m

Limited Area Use(s) = 184 sq ft / 17.1 sq m

Outbuilding = 176 sq ft / 16.4 sq m

Total = 3085 sq ft / 286.6 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

West Chilington is an attractive and thriving village and has so much on offer, a busy village hall, tennis club, croquet club, cricket club along with the historic St Mary's Church which dates back to the 12th Century and also the village junior school, along with another parade of shops offering a village store and post office, butchers, hairdressers and beauty salon. The surrounding villages of Pulborough and Storrington offer various supermarkets and a range of independent shops. There is also an abundance of public footpaths taking in woodland, vineyards and various watering holes! Rail links to London Victoria and London Bridge and the South Coast are in the neighbouring village of Pulborough.

The area around provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has rugby, bowls and cricket clubs, and there are leisure centres at Storrington and Billingshurst. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

