



£950,000

Harborough Hill, West Chiltington, West Sussex

kw **MARTIN**
LUNDY-LESTER



Harborough Hill, West Chiltington, West Sussex, RH20 2PW

Built in 1955, this handsome detached house offers family-friendly accommodation over two floors, with plenty of scope for modernisation and improvement. It stands in a mature plot of about half an acre, with potential to build a second property on the front garden, subject to the relevant consents being attainable.

A long sweeping driveway leads up from Harborough Hill to the property, passing the open plan front garden and a further, more secluded lawned area. Unusually, the main entrance of the house is at the rear, where there is another good sized garden, plus a large timber outbuilding which looks more like a small cottage than a shed and a detached garage with workshop and two store rooms alongside. The welcoming entrance hallway opens onto three good sized reception rooms, one of which has a lean to conservatory leading off. The bathroom is on the ground floor. Upstairs are three double bedrooms, a separate toilet and a number of built in store cupboards.



West Chiltington is a lovely village, with a couple of pubs, a few shops, a very active village hall and numerous sports clubs, a large playground with skate park and a primary school. Older children can catch a school bus to The Weald Secondary or to Steyning Grammar from a stop just down the road. Storrington's bustling village centre is only three miles away, whilst Pulborough with its mainline station is even closer, making this a great location from which to commute to London or Gatwick.



Raidons, Harborough Hill, West Chiltington, RH20

Approximate Area = 1746 sq ft / 162.2 sq m
 Limited Use Area(s) = 53 sq ft / 4.9 sq m
 Garage = 137 sq ft / 12.7 sq m
 Outbuildings = 676 sq ft / 62.8 sq m
 Total = 2612 sq ft / 242.6 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: 1218602



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			
(39-54) E		43	
(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.