



Wheelwrights, Church Street, West Chiltington, RH20 2LX.
Guide Price £190,000 Leasehold



- CENTRAL VILLAGE LOCATION
- SITUATED IN THE FAVOURED OLD PART OF WEST CHILTINGTON VILLAGE
- CLOSE TO LOCAL SHOP, POST OFFICE AND PUBS
- FABULOUS COUNTRYSIDE WALKS NEAR BY
- AGE RESTRICTED TO OVER 50
- EPC D
- NO CHAIN ABOVE

A bright first floor maisonette with private entrance, two double bedrooms and set within this sought-after over 50s courtyard development in West Chiltington.

Inside, the accommodation includes two double bedrooms, a bright sitting/dining room, a fitted kitchen and bathroom.

The property enjoys pleasant outlooks from both sides, with double glazed windows throughout. Outside, there are communal gardens and allocated off-street parking.

Wheelwrights was purpose built in 1987 and has long been a popular choice for those seeking to downsize or secure a low-maintenance "lock up and leave" home in a friendly, village setting.



The village offers everyday essentials with a local shop, post office and two well-regarded pubs, along with a village hall and parish church. There are miles of beautiful countryside walks close by, including access to the South Downs National Park, while nearby Pulborough provides a wider range of amenities and a mainline station with direct services to London Victoria.

Material facts:

Tenure: Leasehold
189 years from 29th September 1987.
Lease Remaining 151 years

Council Tax band: C
Horsham District Council
EPC: D

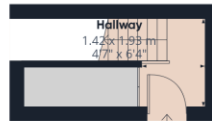
Property type: Apartment
Mains services: Electricity/Water/Drainage
Heating type: Electric Heaters

Service Charge approx. £220 per month – to be confirmed

Broadband information:
Between 5 Mbps and 1000 Mbps
Fibre to the Cabinet
Parking type: Allocated Parking in Car Barn

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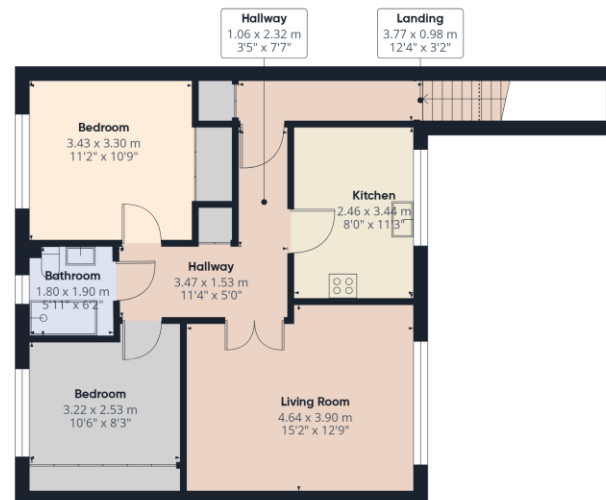




Approximate total area⁽¹⁾

71.6 m²
771 ft²

Ground Floor



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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