



£1,100,000

Broadford Bridge Road, West Chiltington, West Sussex

kw **MARTIN**
LUNDY-LESTER



Broadford Bridge Road, West Chiltington, West Sussex, RH20 2LE

Chain free and ready to move into, this stunning character property has been extended, remodelled and refurbished in order to create a wonderful contemporary home, with a family-friendly layout in a beautiful rural location.

Set back from a country lane, the cottage features a large gravel driveway behind a five bar gate. The long front garden opens up to the side and rear, with plenty of space for children to play. The welcoming entrance hallway feels light and airy, with a fabulous open plan kitchen/lounge/dining room beyond. The kitchen has an integrated dishwasher and an island unit. A small room off the kitchen area has space for a washing machine and tumble dryer. Bi-folding doors to two sides really help to bring the outside in, stepping onto a gorgeous Indian sandstone patio with views across open countryside. There is a separate utility room, plus a cloakroom / WC. The snug has an open fireplace, perfect for a woodburner and together with the study it looks out across the front lawn. Upstairs, three of the four bedrooms are doubles, the fourth being a good single. There is a smart family bathroom, whilst the principle bedroom has an ensuite shower room plus a balcony which overlooks neighbouring farmland.



Situated about a mile from West Chiltington, the cottage is about a mile from the village school, shop and recently reopened pub, The Queens Head. Commuters will appreciate the short drive to Billingshurst station, with direct routes to London and Gatwick.



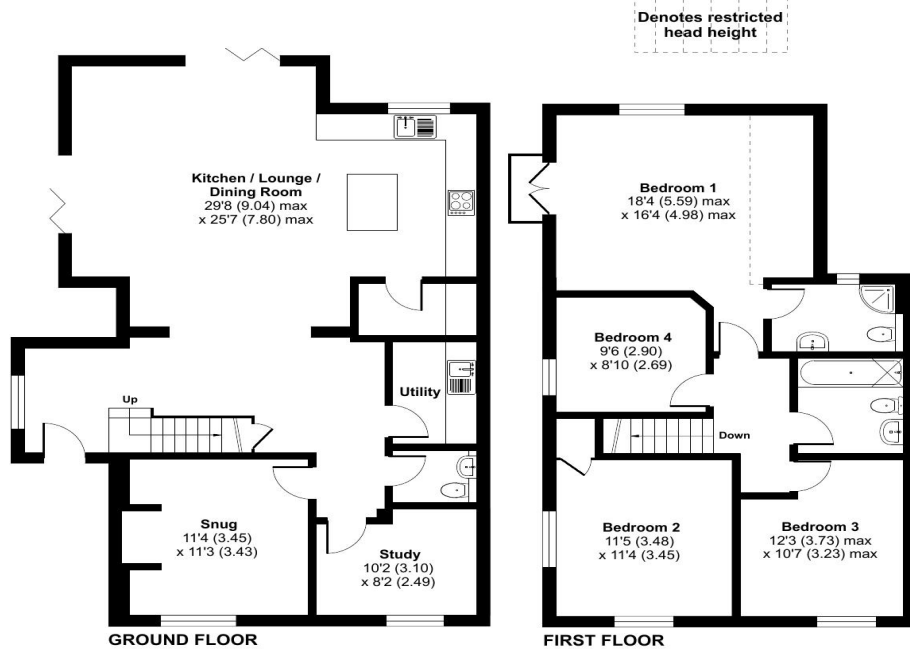
Broadford Bridge Road, West Chilmington, RH20

Approximate Area = 1730 sq ft / 160.7 sq m

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 1782 sq ft / 165.5 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). © nchecom 2024. Produced for Lundy-Lester Ltd. REF: 1147891



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			
(55-68) D		66	74
(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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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.