



Price Range £625,000 –£645,000
Curbey Close, West Chiltington, West Sussex

kw **MARTIN**
LUNDY-LESTER



Curbey Close, West Chiltington, West Sussex, RH20 2HU

Tucked away in a lovely, quiet cul-de-sac in the old part of West Chiltington, this four bedroom detached house offers family-friendly accommodation within a few minutes walk of the primary school, village shop and church. The newly reopened "Queens Head" pub is only a short stroll away and wonderful country walks are available almost from the doorstep.

The well proportioned property feels light and airy, with a welcoming lounge, separate dining room, smart, modern breakfast kitchen and a very useful utility room. The conservatory and lounge both have doors onto the mature rear garden with patio seating area and plenty of space for children to play.

There is a gate at the end of the garden which leads to a secret path with a field beyond and a short cut to Church Street. The principle bedroom features built in wardrobes and a refitted ensuite shower room. Bedroom two is also a generous double, with the other two bedrooms being really good singles. The family bathroom has windows to two sides and features an easy to maintain white suite. The integral garage complements the double width driveway.

Commuters will love that Pulborough and Billingshurst's mainline railway stations are only about ten minutes drive away, with all local amenities within very easy reach. Older children catch a school bus to The Weald or to Steyning Grammar from a stop close by. This is English wine country, with a number of vineyards within a couple of miles, including Kinsbrook on the edge of the village, which has a shop and cafe.

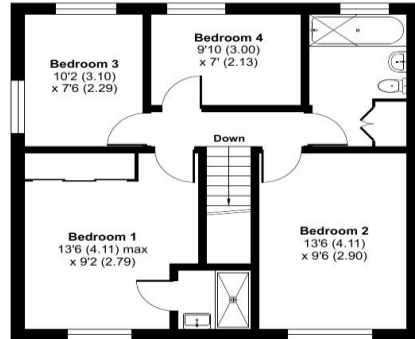




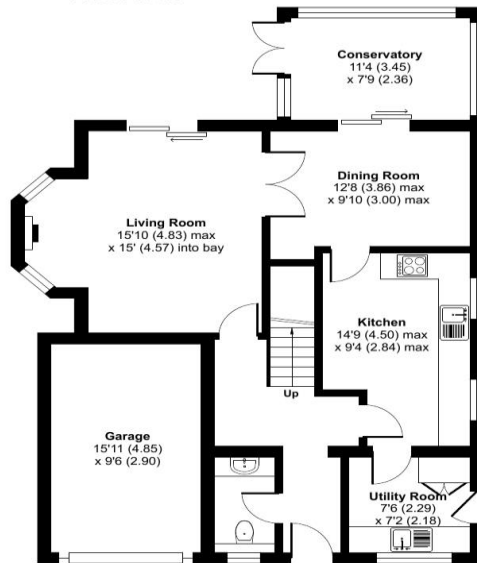
Curbey Close, West Chiltington, Pulborough, RH20

Approximate Area = 1358 sq ft / 126.1 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1510 sq ft / 140.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Lundy-Lester Ltd. REF: 1168738



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	82
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.