



16 Holly Close | West Chiltington | West Sussex | RH20 2JR







# 16 Holly Close

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GUIDE PRICE £650,000

Situated within the old village of West Chiltington in a tucked away cul-de-sac is an immaculately presented and extended four bedroom detached family home. The property has been subject to modernisation by the current owners and has various features such as 'Porcelanosa' wall tiles to the bathroom and en-suite, energy efficient boiler, LED spot lighting throughout the house and new carpeting. Internally, the property benefits from a good sized sitting room, with separate dining room, study/playroom, downstairs cloakroom, kitchen/breakfast room and utility. To the first floor the main bedroom benefits from an en-suite shower room, three further bedrooms and a family bathroom. Outside, there is plenty of parking to the front, integral garage and a private enclosed rear garden complete with 'Hot Spring' hot tub. The property is offered for sale with no onward chain. Early viewing is highly recommended.

- Extended Detached Family Home
- Four Bedrooms
- Modernised by the current owners
- Sitting Room, Separate Dining Room
- Play Room/Study
- Kitchen/Breakfast Room and Utility
- Downstairs Cloakroom
- En-suite to Main Bedroom
- Family Bathroom
- Off-road Parking
- Quiet Cul-de-Sac
- Village Location
- Rear Garden
- Integral Garage
- Immaculately Presented
- No Onward Chain



**Entrance** Double glazed front door to:

**Entrance Hall** Radiator, Karndean flooring, skylight window, concealed spot lights, 'Nest' thermostat control for heating and hot water.

**Downstairs Cloakroom** Double glazed window to front, push flow w.c., radiator, corner wash hand basin with stainless steel mixer tap and towel holder below, Karndean flooring.

**Sitting Room** 18' 5" x 15' 9" (5.61m x 4.8m) Double glazed window to rear, double glazed sliding patio doors leading to patio and rear garden, two radiators, double doors to:

**Dining Room** 12' 8" x 8' 10" (3.86m x 2.69m) Double glazed sliding patio doors to rear garden, radiator, serving hatch to kitchen, cupboard with hanging space and shelving.

**Play Room/Study** 15' 3" x 10' 7" (4.65m x 3.23m) Double glazed window to front, radiator, spot lighting.

**Kitchen/Breakfast Room** 23' 1 maximum" x 11' 4" (7.04m x 3.45m)

**Kitchen Area** Kitchen is from Alexander Kitchens of Worthing with extensive range of wall and base units, serving hatch to dining room, single bowl sink unit with stainless steel mixer tap and groove drainer, range of 'Ceaser stone' worksurfaces, double glazed window to side, built-in 'NEFF' oven with five ring gas hob and stainless steel extractor hood over, space for American fridge/freezer, space for dishwasher, tiled flooring.

**Breakfast Area** Radiator, double glazed window to front, tiled flooring, Velux window, spot lighting.

**Utility Area** Space for washing machine, cupboards, double glazed door to rear garden.

**Stairs to:**

**First Floor Landing** Spot lighting in stairwell, access to loft hatch, spot lighting.

**Bedroom One** 13' 5" x 11' 4" (4.09m x 3.45m) Double glazed windows to front, radiator, cupboard with hanging space and shelving, door to:

**En-Suite Shower Room** Double glazed window to front, low level push flow w.c., vertical heated towel rail, wall-mounted cupboard, double shower cubicle with glazed screen and hand held shower unit, vanity wash hand basin with drawers below, wall-mounted heated mirror, shaver point, spot lighting, fully tiled walls (Porcelanosa tiles).

**Bedroom Two** 13' 4" x 9' 7" (4.06m x 2.92m) Double glazed windows to front, radiator.

**Bedroom Three** 13' 0" x 12' 7" (3.96m x 3.84m) Two double glazed windows to rears, radiator, built-in mirrored sliding wardrobe cupboards with hanging rail and shelving, spot lighting.

**Bedroom Four** 9' 2" x 7' 0" (2.79m x 2.13m) Double glazed window to rear, radiator.

**Family Bathroom** Double aspect double glazed windows to side and rear, oval shaped bath with hand held shower attachment, double shower with glazed screen and overhead drencher, tiled floor, fully tiled walls (Porcelanosa tiles), low level push flow w.c., shaver socket, wall-mounted vertical heated mirror, vanity wash hand basin with cupboard under and stainless steel mixer tap, concealed spot lighting.

**Outside**

**Front Garden** Area lawn, block paved driveway parking for several vehicles, sensor light, new weather boarding above garage, leading to:

**Integral Garage** 16' 0" x 8' 9" (4.88m x 2.67m) Up and over door, power and light, gas and electric meters and fuse board.

**Rear Garden** Mainly laid to lawn with patio area, further circular patio area, flower and shrub borders, outside lighting, outside water tap, enclosed by fence panelling.

**Location** Situated within the old village of West Chiltington with its local store/post office, Queens Head public house and St. Mary's Church, a 12<sup>th</sup> Century Grade I listed Anglican parish church.

**EPC Rating:** Band C.

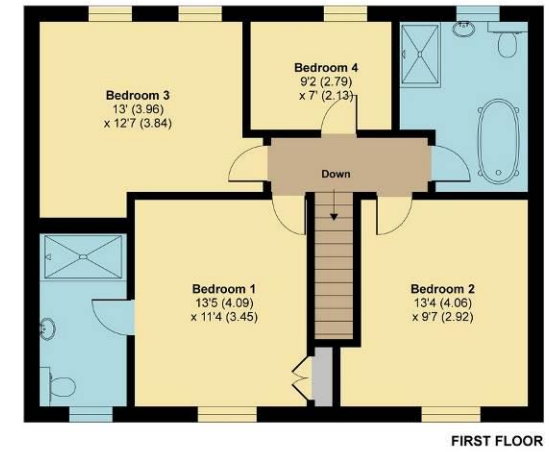




# Holly Close, West Chiltington, Pulborough, RH20

Approximate Area = 1881 sq ft / 174.7 sq m (includes garage)

For identification only - Not to scale



**KEY:**  
 GF - 1092/1247  
 FF - 789/905  
 Total - 1881/2152  
 Chad  
 763492



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Fowlers Estate Agents. REF: 763492



*"We'll make you feel at home..."*



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