



## 18 Wheelwrights

Church Street | West Chiltington | RH20 2LX

A two bedroom detached bungalow occupying this quiet cul-de-sac, set within the picturesque old village of West Chiltington with its village store/post office, public house and 12th century Church. The property is subject to an age restriction of over 55's. Internally, the property is in first class order throughout with a recently fitted kitchen with integrated appliances and shower room. Outside, the property has the benefit of its own private patio and allocated under cover parking space.



**Entrance** Outside storage cupboard (located by the front door) housing electric meter, double glazed front door to:

**Entrance Hall** Wall-mounted electric heater, access to loft space which is part boarded and insulated, built-in shelved storage cupboard housing electric meters, shelved linen cupboard housing water megaflo system.

**Sitting Room** 14' 5 maximum" x 10' 11" (4.39m x 3.33m) Triple glazed square window bay.

**Re-Fitted Kitchen** 11' 7" x 6' 5" (3.53m x 1.96m) Extensive range of wall and base units with black granite composite working surfaces with inset four ring electric hob and stainless steel extractor over with downlighting, range of eye-level cupboards, groove drainer with one and half bowl single drainer sink unit with mixer tap, part tiled walls, integrated fan assisted electric oven with microwave and grill, integrated dishwasher, integrated fridge/freezer, tiled flooring, fitted breakfast bar, wall-mounted electric heater, pull-out larder cupboard.

**Bedroom One** 12' 6" x 10' 11" (3.81m x 3.33m) Wall-mounted electric heater, built-in wardrobe cupboards, triple glazed windows.

**Bedroom Two/Day Room** 10' 1" x 9' 0" (3.07m x 2.74m) Sliding triple glazed doors leading to own private patio and communal gardens beyond, wall-mounted electric heater.

**Separate Shower Room** 6' 0" x 5' 6" (1.83m x 1.68m) Large walk-in double shower with fitted chrome independent shower unit with sliding glass and chrome screen, inset wash hand basin with toiletries cupboards under, low level push flow w.c., wall-mounted electric heater, triple glazed window, fully tiled walls, heated chrome towel rail.

## Outside

**Own Private Patio**

**Communal Gardens**

**Allocated under cover Parking Space**

**Maintenance details** - £220.45 per month (= £2,645.40 per annum).

**EPC Rating:** Band F.

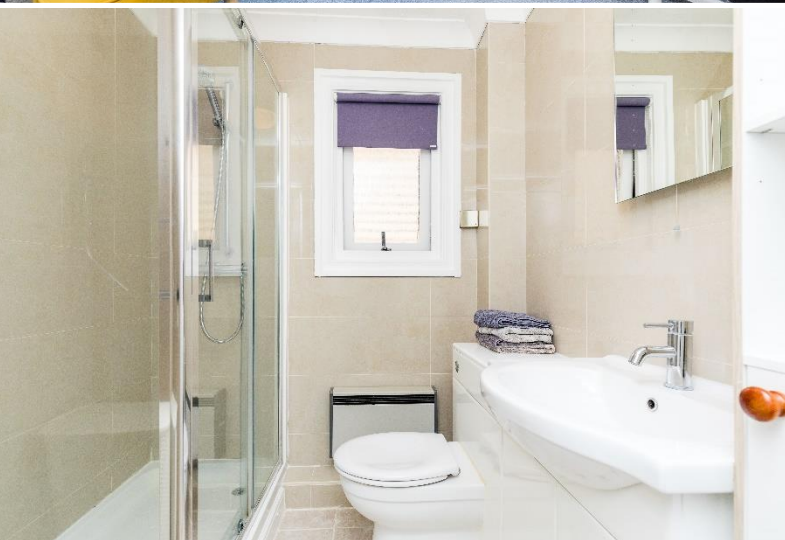


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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
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