



43 Chestnut Drive | Thakeham | West Sussex | RH20 3QX

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ESTATE AGENTS





# 43 Chestnut Drive

Thakeham | West Sussex | RH20 3QX

£695,000

Situated at the end of a cul-de-sac, this stylish three bedroom detached family home constructed by award winning Oakford Homes in 2018. Offering surrounding countryside with newly created cricket green and Pavilion with a new local village shop. Internally the property comprises: sitting room, superb open plan kitchen with quartz working surfaces and 'Smeg' fully integrated appliances opening into a dining/family area with sliding double doors to rear garden, utility room, ground floor cloakroom, en-suite to master bedroom and family bathroom. Outside there is extensive parking to the front leading to an attached garage. To the rear there are attractive south facing enclosed gardens and terrace area.

- Chalet Style Family Home
- Three Bedrooms
- Countryside surrounding
- Entrance Hall
- Sitting Room
- Kitchen with integrated appliances
- Utility Room
- Superb Kitchen/Dining/Family Room
- Ground Floor Cloakroom
- En-suite to Master Bedroom
- Family Bathroom
- Attractive Garden and Terrace
- Attached Garage
- Extensive Parking to the Front
- Viewing Recommended
- No Forward Chain



**Entrance** Double glazed front door to:

**Entrance Hall** Porcelain tiled flooring, built-in storage cupboard, shelved linen cupboard housing pressurised cylinder, understairs storage cupboard housing electric meters.

**Ground Floor Cloakroom** Low level flush w.c., wash hand basin, heated chrome towel rail.

**Sitting Room** 17' 4" x 12' 2" (5.28m x 3.71m) Radiator, double glazed windows overlooking front garden.

**Superb Open Plan**  
**Kitchen/Dining/Day Room** 24' 9" x 15' 4" (7.54m x 4.67m)

**Kitchen Area** Extensive range of wall and base units with quartz working surfaces with groove drainer and inset one and a half bowl stainless steel sink unit with 'Quooker' tap, integrated 'Smeg' appliances comprising: fan assisted electric oven and separate grill, fridge/freezer, dishwasher, inset five ring gas hob with extractor over, concealed spot lighting, porcelain tiled flooring with dining area, leading onto:

**Day Room** Sliding double glazed

doors leading to terrace and south aspect gardens, radiator.

**Utility Room** 13' 11" x 6' 3" (4.24m x 1.91m) Range of working surfaces with drawers and cupboards under, space and plumbing for washing machine and tumble dryer, door to side access, radiator.

**Stairs to:**

**First Floor Landing** Built-in storage cupboard.

**Bedroom One** 12' 11" x 11' 5 maximum" (3.94m x 3.48m) Built-in mirrored wardrobe cupboards, radiator, door leading to:

**En-Suite Shower Room** Wash hand basin with toiletries cupboards under, low level flush w.c., heated chrome towel, walk-in shower with fitted independent shower unit.

**Bedroom Two** 16' 11 maximum" x 13' 0" (5.16m x 3.96m) Built-in mirrored wardrobe cupboards, Velux window, double glazed window, radiator.

**Bedroom Three** 10' 3" x 10' 1" (3.12m x 3.07m) Double glazed windows, radiator.

**Family Bathroom** Panelled bath with fitted shower attachment and folding screen, inset wash hand basin, low level flush w.c., heated chrome towel rail, mirror, shaver point, part tiled walls.

**Outside**

**Driveway Parking** Tarmac driveway with parking for two vehicles, leading to:

**Attached Garage** 17' 2" x 10' 0" (5.23m x 3.05m) Up and over door.

**Front Garden** Mainly laid to lawn, screened by ranch style fencing.

**Rear Garden** South aspect gardens with paved terrace, remote control awning, enclosed by fencing panelling. Side section of garden with garden sheds.

**EPC Rating:** Band B.





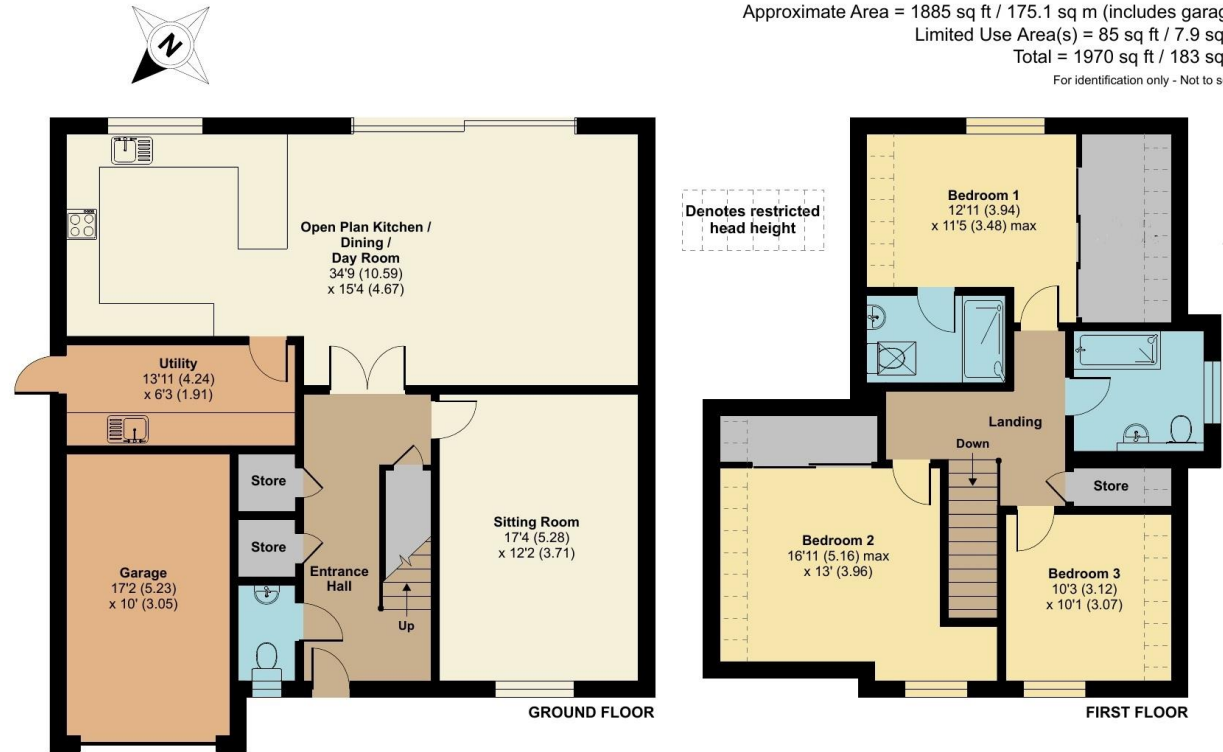
## Chestnut Drive, Thakeham, Pulborough, RH20

Approximate Area = 1885 sq ft / 175.1 sq m (includes garage)

Limited Use Area(s) = 85 sq ft / 7.9 sq m

Total = 1970 sq ft / 183 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Fowlers Estate Agents. REF: 1238562



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



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