



Raidons | Harborough Hill | West Chiltington | West Sussex | RH20 2PW

 **FOWLERS**
ESTATE AGENTS



Raidons

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OFFERS OVER £799,950

An exciting opportunity to acquire this cottage style family home, requiring modernisation and occupying 0.58 of an acre, set within this highly regarded location in West Chiltington. Internally, the property offers versatile accommodation comprising: sitting room with open fireplace, dining room, ground floor reception/bedroom, kitchen/breakfast room, ground floor bathroom, conservatory, three first floor bedrooms. Outside, there is extensive driveway parking accessed via a sweeping private driveway and the rear gardens are southerly aspect with a detached garage and car port. No forward chain.

- Individual Cottage style home
- Highly regarded location
- Three/Four Bedrooms
- Extending to 1746sqft
- Occupying 0.58 of an acre
- Ground Floor Cloakroom
- Sitting Room with open fireplace
- Dining Room
- Ground Floor Reception/Bedroom
- Kitchen/Breakfast Room
- Conservatory
- Ground Floor Bathroom
- Requires modernisation
- Delightful southerly aspect gardens
- Detached Garage and Car Port
- No forward chain

Entrance Solid oak leaded light front door to:

Entrance Hall Oak flooring, downstairs recess area, bank radiator, built-in cloaks cupboard housing electric meters.

Ground Floor Cloakroom WC, double glazed window.

Ground Floor Bathroom Inset enamel bath with chrome taps, pedestal wash hand basin, heated chrome towel rail, part tiled walls, leaded light windows.

Main Sitting Room 23' 2 maximum" x 13' 4 maximum" (7.06m x 4.06m) Feature open fireplace with carved surround and tiled hearth, two bank radiators, secondary glazed windows overlooking gardens, leaded light casement door leading to:

Conservatory 12' 9" x 11' 4" (3.89m x 3.45m) Triple aspect.

Kitchen 16' 1" x 9' 11" (4.9m x 3.02m) Range of oak style wall and base units with stainless steel single drainer sink unit, range of working surfaces, space for electric cooker, leaded light windows with secondary glazing, wall-mounted 'Potterton' boiler, built-in shelved larder cupboard, radiator.

Dining Room 15' 7" x 15' 2" (4.75m x 4.62m) Fitted electric fire with surround, bank radiator, dual aspect leaded light windows with secondary glazing.

Ground Floor Reception/Bedroom Built-in crockery display unit, leaded light windows with secondary glazing.

Stairs to:

First Floor Built-in wardrobe cupboards, shelved linen cupboard housing copper cylinder.

Separate Cloakroom Low level flush w.c.

Bedroom One 15' 3 maximum" x 15' 2 maximum" (4.65m x 4.62m) Bank radiator, leaded light windows with secondary glazing, built-in eaves storage cupboards, pedestal wash hand basin.

Bedroom Two 12' 8 maximum" x 8' 6 into bay" (3.86m x 2.59m) Leaded light windows with secondary glazing, radiator.

Bedroom Three 15' 1" x 10' 0" (4.6m x 3.05m) Double glazed leaded light windows, built-in wardrobe cupboards, access to loft space, wash hand basin.

Outside

Parking Sweeping tarmac driveway leading to:

Front Section of Garden Extensive driveway parking, raised flower and shrub borders, detached pitched roof storage shed/workshop with power and light measuring 18' 9 maximum" x 15' 5 into bay" (5.72m x 4.7m).

Substantial Pitched Roof Garage 16' 9" x 8' 2" (5.11m x 2.49m) Double doors and adjoining single car port measuring 18' 11" x 9' 5" (5.77m x 2.87m), side access with storage cupboards.

Rear Section of Garden Southerly aspect with raised terraced area, mainly laid to lawn with stone pathway leading to rear gate with further lawned area with mature trees and shrubs.

EPC Rating: Band E.





Raidons, Harborough Hill, West Chiltington, RH20

Approximate Area = 1746 sq ft / 162.2 sq m

Limited Use Area(s) = 53 sq ft / 4.9 sq m

Garage = 137 sq ft / 12.7 sq m

Outbuildings = 676 sq ft / 62.8 sq m

Total = 2612 sq ft / 242.6 sq m

For identification only - Not to scale



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



Managing Director:
Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

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