



Bel-Air | Orchard Dell | West Chiltington | West Sussex | RH20 2LB

 **FOWLERS**
ESTATE AGENTS



Bel-Air

Orchard Dell | West Chiltington | West Sussex | RH20 2LB

£695,000

A three bedroom detached family home delightfully situated within this highly regarded private road overlooking Vineyard and countryside to the rear. Internally, the property offers spacious accommodation comprising: superb triple aspect sitting room/dining room, uPVC conservatory, ground floor cloakroom, kitchen, family bathroom, en-suite to main bedroom. Outside, there is ample parking leading to a detached garage with adjoining workshop. The main gardens are a feature of the property offering a degree of privacy with a westerly aspect. NO FORWARD CHAIN.

- Detached Family Home
- Overlooking Vineyards to the rear
- Highly regarded Private Road
- Three Double Bedrooms
- Triple Aspect Sitting Room
- Dining Room
- Kitchen
- Ground Floor Cloakroom
- uPVC Conservatory
- En-suite to Main Bedroom
- Family Bathroom
- Gas Central Heating
- Attractive Gardens
- Detached Garage
- Off-road Parking
- Viewing Recommended

Entrance Leaded light uPVC double glazed front door to:

Entrance Hall Radiator, understairs storage cupboard housing electric meters, built-in cloaks cupboard, part glazed door through to:

Sitting Room Triple aspect room with uPVC double glazed windows and French doors leading to side garden, feature stone fireplace with open fire, hearth and mantel over, radiator.

Dining Room Radiator, uPVC double glazed doors leading to:

Conservatory Of brick and uPVC construction, wall-mounted electric heater, ceiling fan and double doors to garden.

Ground Floor Cloakroom Pedestal wash hand basin, radiator, low level flush w.c.

Kitchen Delightful outlook over rear garden, range of wall and base units with inset four ring electric hob, stainless steel one and a half bowl single drainer sink unit with swan neck mixer tap, range of wall and base units, integrated fan assisted electric oven and separate grill, eye-level cupboards, uPVC double glazed windows, built-in shelved larder cupboard, uPVC double glazed door to side access, wall-mounted Dimplex electric heater.

Stairs to:

First Floor Landing Radiator, access to loft space, built-in shelved linen cupboard.

Bedroom One Triple aspect with delightful outlook over the Vineyard and towards the South Downs, two radiators, built-in shelved mirrored sliding wardrobe cupboards, large wardrobe cupboard, door to:

En-Suite Shower Room Semi-circular shower unit with fitted independent shower, inset wash hand basin with toiletries cupboards under, low level flush w.c., wall-mounted radiator, part tiled walls, uPVC double glazed windows.

Bedroom Two Radiator, uPVC double glazed windows, sliding mirrored wardrobe cupboards, radiator, views across the Vineyard and towards the South Downs.

Bedroom Three Radiator, uPVC double glazed windows, sliding mirrored wardrobe cupboards.

Family Bathroom Panelled bath with folding shower and fitted independent shower unit, inset wash hand basin with toiletries cupboards under, low level flush w.c., bidet, wall-mounted electric heater, heated towel rail.

Outside

Front Garden Off-road parking for several vehicles, screened by hedging, mainly laid to lawn with attractive flower and shrub borders.

Enclosed Lean-To uPVC double glazed door, space and plumbing for washing machine, wall-mounted electric points, door accessing rear garden, door accessing:

Single Garage Metal up and over door, power and light, built-in shelving, door accessing:

Connecting Store Room/Office Power and light, wall-mounted boiler, radiator.

Rear Garden Being a feature of the property, west aspect, paved terraced area with steps up to attractive flower and shrub borders with rockery area, screened by hedging with ornamental water feature, timber garden shed, paved terrace with pergola and gated access to Vineyard.

Further Side Section of Garden Segregated by trellising with flower and shrub borders, shaped lawned area, screened by fence panelling.

EPC Rating: tbc





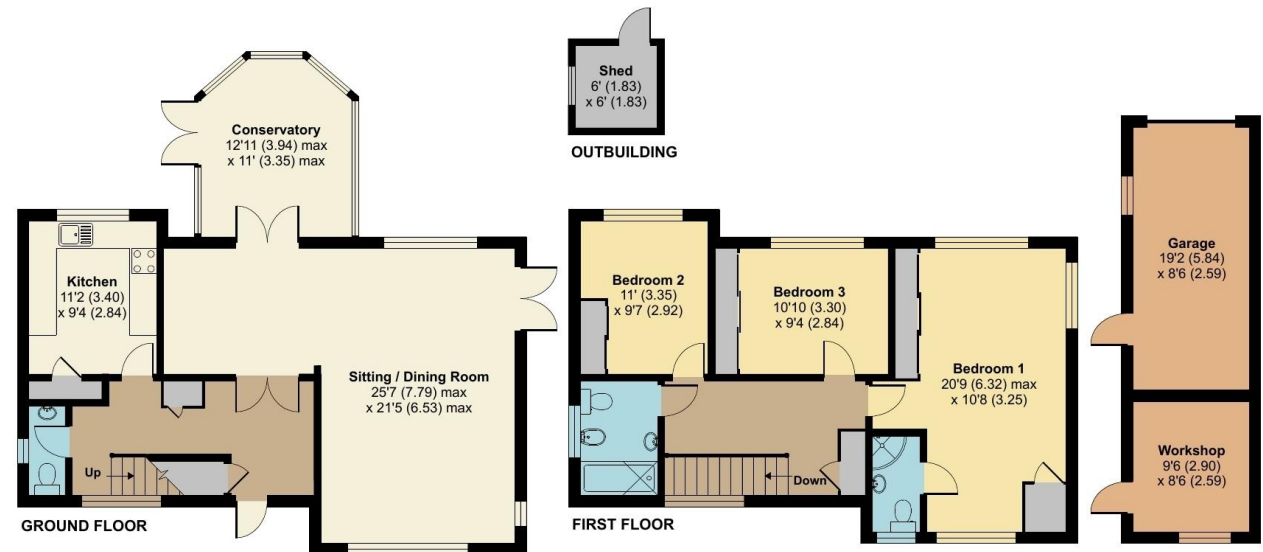
Orchard Dell, West Chiltington, Pulborough, RH20

Approximate Area = 1793 sq ft / 166.6 sq m (includes garage)

Outbuilding = 36 sq ft / 3.3 sq m

Total = 1829 sq ft / 169.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2022. Produced for Fowlers Estate Agents. REF: 856297



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



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