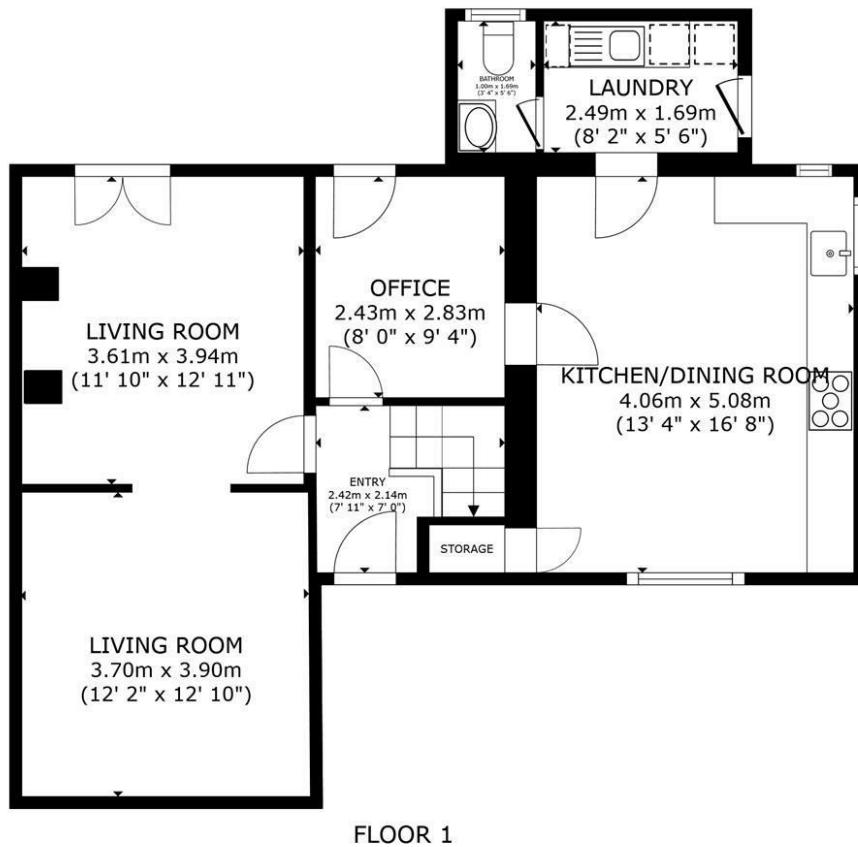


## 2 CORNER COTTAGES WEST CHILTINGTON LANE

£675,000  
FREEHOLD

- CHARACTERFUL THREE BEDROOM SEMI-RURAL HOME SET ON 1/2 ACRE OF LAND
- GOOD SIZE STUDY WITH AMPLE STORAGE
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- FAMILY BATHROOM WITH ROLL TOP BATH
- DUAL ASPECT LIVING AREA WITH DOUBLE DOORS TO GARDEN
- SPACIOUS COTTAGE STYLE KITCHEN WITH DINING AREA
- TWO FURTHER DOUBLE BEDROOMS ONE WITH BUILT IN WARDROBES
- DRIVEWAY FOR 2/3 CARS





FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 71.7 m<sup>2</sup> (772 sq.ft.) FLOOR 2 64.0 m<sup>2</sup> (689 sq.ft.)  
 TOTAL : 135.7 m<sup>2</sup> (1,460 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	51
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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