



Price Range £1m - £1.05m

Heatherdown, Crossways Park, West Chilton

kw **MARTIN**
LUNDY-LESTER

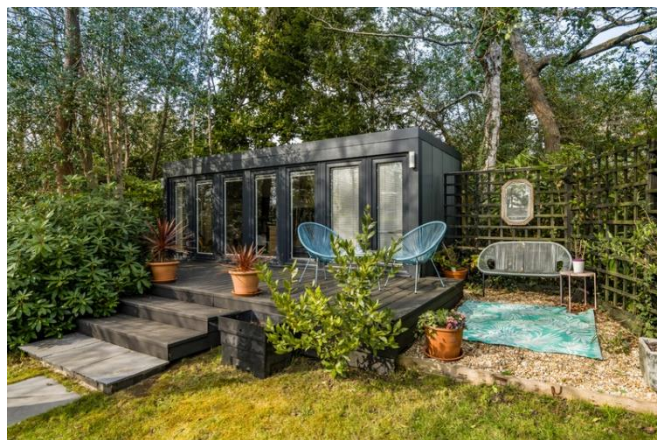
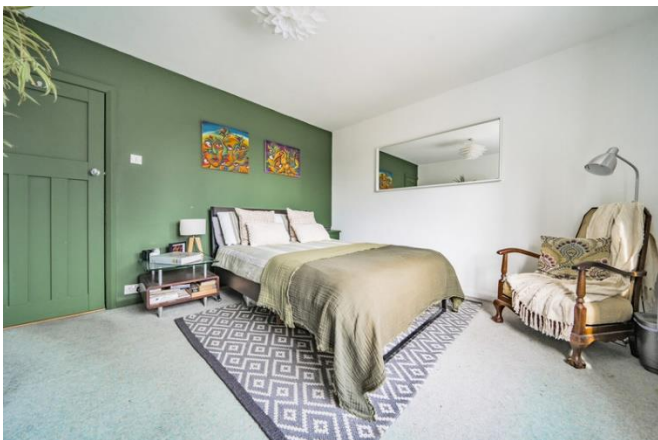
Heatherdown, Crossways Park, West Chiltington, RH20 2QZ

Standing within an elevated plot, with far reaching views towards the South Downs, this four bedroom detached house offers adaptable accommodation over two floors. It has been remodelled and extended by the current owners to provide flexible living, perfect for a growing family. Beautifully appointed throughout, it features a large open plan kitchen / dining / family room with high specification integrated appliances and bi-folding doors onto the sunny patio and mature rear garden, perfect for alfresco living. The garden also has a large studio / office fitted with a dedicated phone line, WiFi and power, perfect for working from home.

The large separate living room with open fireplace also has French doors onto the rear garden. There are two double bedrooms downstairs, the larger of which has an ensuite shower room and secluded patio area. Completing the downstairs layout are a family bathroom and a useful utility room. Upstairs are two further bedrooms, both doubles with plenty of built in storage and far reaching views. The larger of the two also benefits from an ensuite shower room.

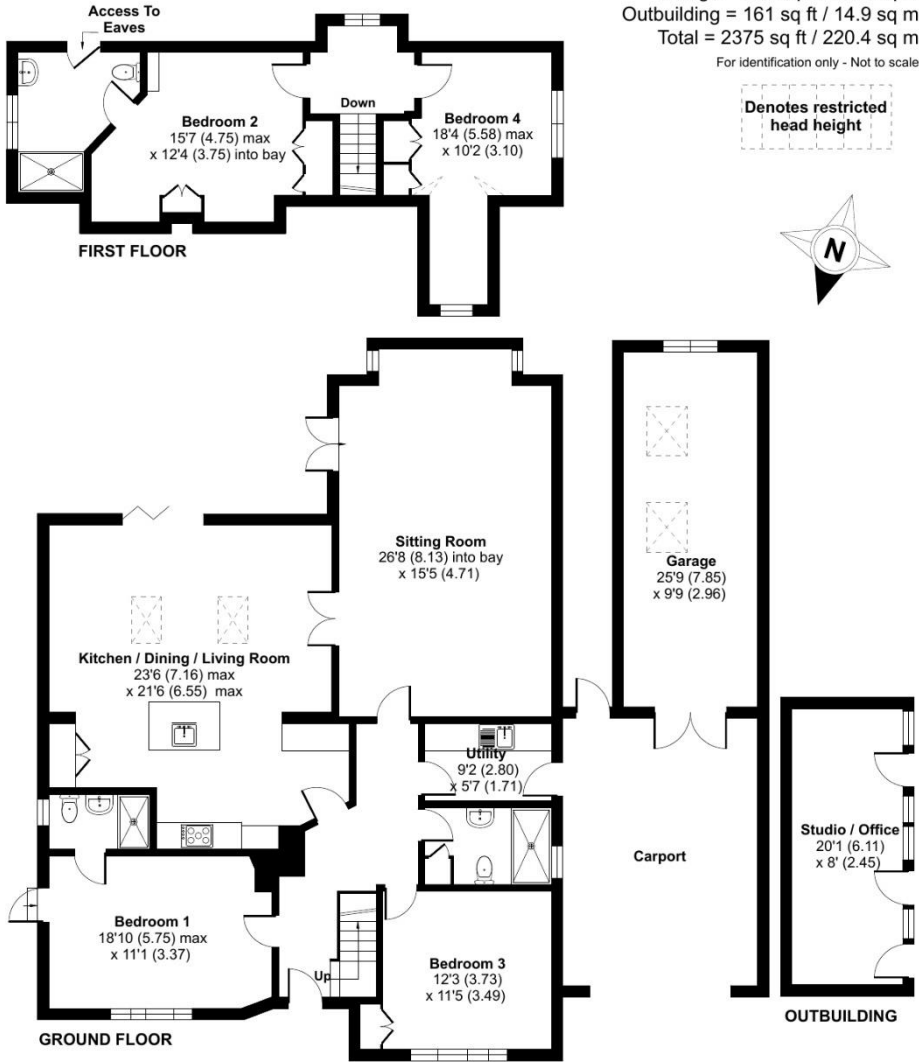
Wonderful walks will be found straight from the front door, with a range of shops, pubs and vineyards close by. The village has a lovely primary school, with older children catching a bus to Steyning Grammar or The Weald from a stop near the end of the road. All local amenities are within a few minutes drive, plus mainline stations at Pulborough, Billingshurst and Amberley.





Crossways Park, West Chiltington, West Chiltington, RH20

Approximate Area = 1962 sq ft / 182.2 sq m (excludes carport)
Limited Use Area(s) = 2 sq ft / 0.1 sq m
Garage = 250 sq ft / 23.2 sq m
Outbuilding = 161 sq ft / 14.9 sq m
Total = 2375 sq ft / 220.4 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). © nichecom 2025. Produced for Lundy-Lester Ltd. REF: 1273025



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.