



11 Wells Place, Common Hill, West Chiltington, West Sussex RH20 2GZ



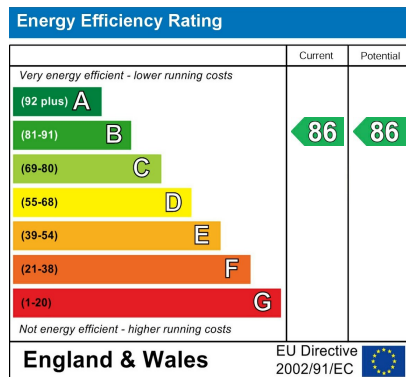


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Guide Price £475,000 Share of Freehold



- UNDERFLOOR HEATING THROUGHOUT
- READY FOR IMMEDIATE OCCUPATION
- PRIVATE AND VISITOR PARKING
- 10 YEAR NHBC WARRANTY
- EXCLUSIVE COMMUNITY OF JUST 14 PROPERTIES
- LOW MAINTENANCE COST
- NEARBY TO BUS STOPS AND AMENITIES
- 999 YEAR LEASE
- HIGH SPECIFICATION FINISH



PROPERTY

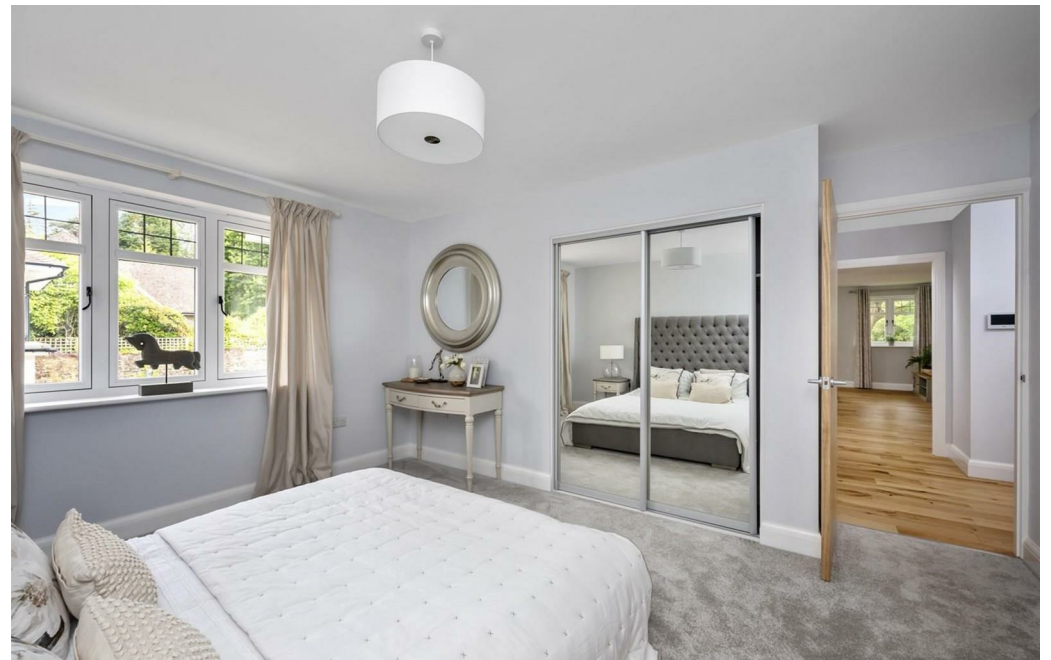
An outstanding collection of BRAND-NEW LUXURY APARTMENTS starting from just 475,000. This EXCLUSIVE DEVELOPMENT, offering ENERGY EFFICIENT low-cost living, is situated in the highly-sought after village of West Chiltington. They have been finished to an EXTREMELY HIGH SPECIFICATION including a PASSENGER LIFT within the communal areas. Each spacious apartment comprises of an entrance hall, leading onto a DOUBLE-ASPECT LIVING ROOM with a DINING AREA adjacent to a STYLISH KITCHEN incorporating INTEGRATED APPLIANCES. They each have TWO or THREE DOUBLE BEDROOMS and TWO BATHROOMS, one of which is ensuite. Each has a PRIVATE TERRACE or BALCONY and there are BEAUTIFULLY LANDSCAPED GARDENS surrounding these wonderful new homes, ALLOCATED PARKING together with electric car charging points. They also benefit from 10-YEAR NHBC BUILDMARK WARRANTY. Please note that the photos used in this listing aren't necessarily actual photographs of the apartment being advertised.

OUTSIDE

This luxurious development is surrounded by beautifully landscaped communal gardens. It features a wildlife pond with seating as well as various established trees, shrubs and areas of lawn. There is a block paved access driveway with allocated parking for each property and visitor parking. There is also be a large number of electric car charging points and a communal refuse bin store within the grounds. Please note that a stamp duty incentive is available. Please speak to us for further information. Terms and conditions apply.

DIRECTIONS

From the offices of GL & Co Estate Agents in the High Street, Storrington proceed in an easterly direction and turn left up School Hill (B2139). At the brow of the hill turn left into Fryern Road heading west towards West Chiltington. On entering West Chiltington where the road forks, proceed straight ahead into Common Hill. Continue for approximately half a mile and Wells Place will be found on the left hand side after the turning into Rambledown Lane.



To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



SITUATION

This exclusive development is located in the heart of West Chiltington, which is a sought-after village enjoying a semi-rural atmosphere yet having local shops, primary school, parish church and a post office. Wells Place is also located close to bus routes. The village has a strong sense of community and lies approximately three miles east of Pulborough, which has a mainline railway station with links to Gatwick and London. The larger village of Storrington is about three miles to the south and enjoys an attractive setting at the foot of the South Downs National Park and is conveniently close to the A24 providing access to Horsham and Worthing. Both Pulborough and Storrington offer local shopping facilities, with a Waitrose store in Storrington and Tesco and Sainsburys in Pulborough and other amenities including cafes, banks, doctors, dentists, schools, and churches of various denominations.

SPORTING AND RECREATION

West Chiltington, known for its vineyards and picturesque lanes, is close to the South Downs National Park with its beautiful walking and riding routes. West Sussex Golf Club (ranked in the top 1% in England) is nearby in Pulborough and there are also courses at Goodwood and Cowdray Park. There is polo at Cowdray Park; hunting with the Crawley & Horsham, Chiddingfold, Leconfield & Cowdray hunts; gliding at Parham; and sailing at Bosham, Itchenor and Chichester. There is an RSBP Bird Sanctuary at Pulborough and numerous other sporting and leisure activities locally, with the village hall also offering clubs and activities. Horse racing at Goodwood, car racing at the Goodwood Festival of Speed and Goodwood Revival and there are theatres in Horsham, Worthing and Chichester.

LEASE DETAILS

Lease: Share of freehold 999 years Maintenance costs:

TBC approx. £2200 Per Annum

Ground rent: Peppercorn

SERVICES

Mains water, electricity and drainage. Gas fired underfloor heating.

COUNCIL TAX

Please contact Horsham District Council on (01403) 215100

VIEWING

Strictly by appointment through GL & Co: Telephone 01903 742354 or email enquiries@glproperty.co.uk



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Plot 11 - First Floor



Room Dimensions

Living Room	4.37 x 3.60m	14' 4" x 11' 10"
Kitchen Dining	4.97 x 2.51m	16' 4" x 8' 3"
Bedroom 1	4.99 x 3.25m	16' 4" x 10' 8"
Bedroom 2	3.90 x 3.05m	12' 9" x 10' 0"
Balcony	6.75 x 1.20m	22' 1" x 4' 0"

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