



Price Range £475,000 - £500,000

The Birches, West Chilmington

kw **MARTIN LUNDY**
ESTATE AGENTS

The Birches, West Chiltington RH20 2PH

Offered chain free, this mature three bedroom semi detached house in West Chiltington boasts almost 1200sq ft of living space, within a moments walk of the village shop and the butchers. There are two country pubs within strolling distance, plus The Roundabout Hotel which has a friendly and welcoming bar and restaurant. The village hall is just down the road, alongside the recreation ground and a playpark with outdoor gym equipment - if you're looking for lots to keep you busy and active, this location could be perfect for you!

There's gated pedestrian access from The Common, plus steps leading up from Little Hill, where the property owns a double length layby for parking. The garden sits mostly to the front of the house, there's a sociable patio area to the side and some useful storage to the rear. Inside, the dining room has an open fire, there's a good sized kitchen with utility area and a downstairs toilet leading off, plus a cosy living room with French doors to the garden. Upstairs, two of the bedrooms are doubles - both with built in wardrobes - and the third is a really good single. In addition to the family bathroom is a separate shower room, perfect for when a family is trying to all get ready at once.

The property has a cottagey feel to it, with beautiful old doors, a range cooker and pretty rooftop views to the front. The primary school is less than a mile away, with older children catching a bus to The Weald Secondary School or to Steyning Grammar (please ask for further details about school transport arrangements).

Further amenities will be found at nearby Storrington and Pulborough. Both are about three miles away, the latter having a mainline railway station with direct routes to London and Gatwick.

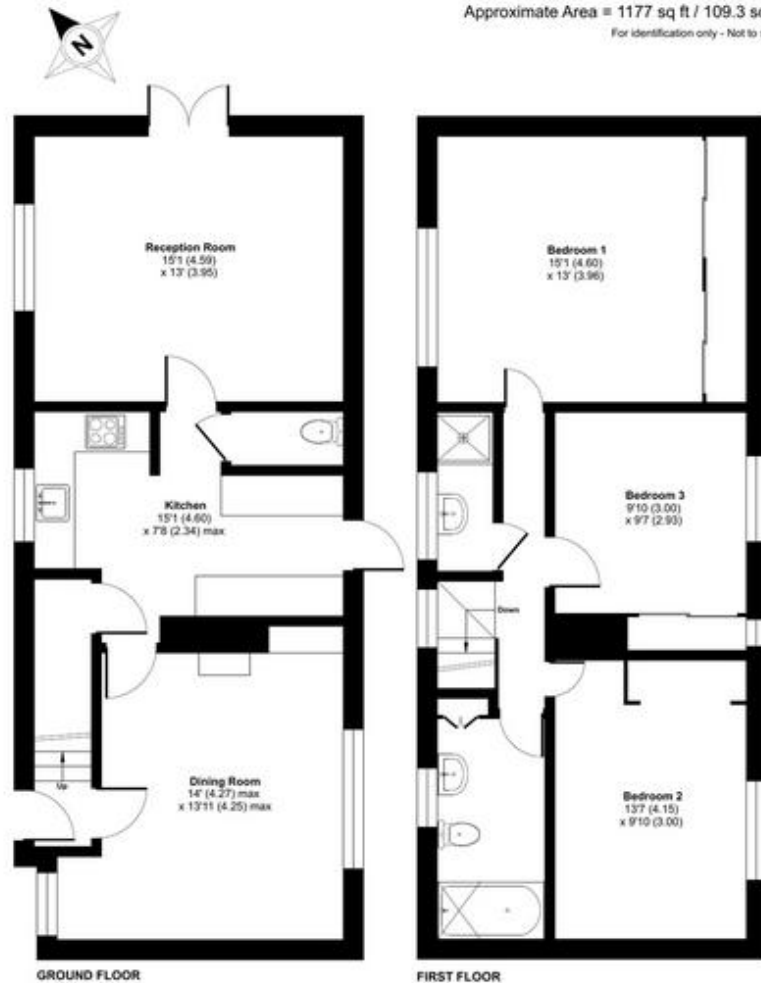




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Approximate Area = 1177 sq ft / 109.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © h2recom 2026. Produced for Lundy-Lester Ltd. REF: 1430733

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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		
69-80	C		71 C
55-68	D	60 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.