



1 Kingswood, Nyetimber Lane, West Chiltington, West Sussex RH20 2SA



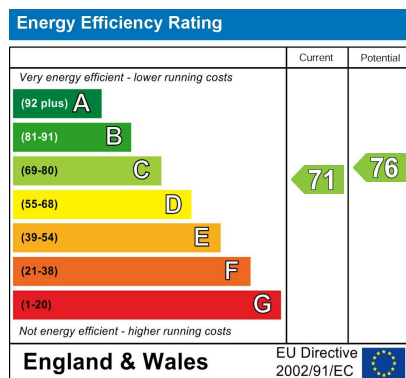


1 Kingswood, Nyetimber Lane,
West Chiltington, West Sussex RH20 2SA

Guide Price £935,000 Freehold



- DETACHED FIVE BEDROOM PROPERTY
- INTEGRAL DOUBLE GARAGE
- VIEWS TOWARDS THE SOUTH DOWNS NATIONAL PARK
- NO CHAIN
- OFF ROAD PARKING FOR NUMEROUS VEHICLES
- PRIVATE LANDSCAPED GARDENS
- PRIVATE DEVELOPMENT OF JUST FOUR PROPERTIES
- SHOPS NEARBY



DIRECTIONS

What3words///liquid.proof.deliver

THE PROPERTY

The property is entered via a separate entrance hall leading into a light and spacious tile floored sunroom with views and access to large south facing patio area. From here double doors lead through to the separate dining hall with windows to rear. To the left of the dining hall there are double and single doors leading through to the double aspect sitting room with view to front and rear and feature inglenook style fireplace acting as a centre piece to the room. To the far side of the dining hall a door leads through to the spacious kitchen/breakfast room with matching base and wall mounted units, granite worktops, integrated appliances and double butler sink. Off the kitchen there is a further inner hall with access to the ground floor cloakroom, integral double garage and door to separate utility/boot room which completes the ground floor accommodation. Stairs from the dining hall lead up to the first-floor landing which offers generous bedrooms throughout. There is a large principal double aspect bedroom with views towards the South Downs National Park, walk through wardrobe/dressing area with extensive built in wardrobes and storage. There is also a large ensuite bathroom with panel bath, separate shower cubicle, wash hand basin and low level WC. Thereafter, there three further bedrooms all with access to ensuite shower facilities and a further fifth bedroom which is currently set up and used as a useful home office with double desks and built in shelving and storage space.

OUTSIDE

The property is situated in an exclusive private development of just four properties in the popular village of West Chiltington with village shops nearby. The property benefits from a large off road parking area with access to the integral double garage. From here a gate leads through to a well-maintained private rear garden with a large level lawn with well screened boundaries. There is also a large shed and greenhouse in the rear of the garden. To the far end of the gardens there is an extended patio seating area which is ideal for enjoying the afternoon and evening sun.



SITUATION

West Chiltington is a sought after village enjoying a semi-rural atmosphere yet having local shops, primary school, parish church and a post office. The village lies approximately three miles east of Pulborough, which has a mainline railway station which is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29 and A283 cross at Pulborough. 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 and independent cafes in Storrington, with a Tesco and Sainsbury's in Pulborough and other amenities including doctors, dentists, schools and churches of various denominations.

SPORTING AND RECREATION

There is golf at Pulborough (West Sussex Club), Cowdray Park and Goodwood with tennis at West Chiltington and Storrington. Also in Storrington is the Chanctonbury Leisure Centre which has a gym and runs various fitness classes. Sailing from Littlehampton and Chichester harbors with extensive walking and riding facilities close-by and on the South Downs National Park. There is also a large RSPB Nature Reserve at Wiggonholt Brooks between Pulborough and Storrington.

COUNCIL TAX

Council Tax Band G. Please contact Horsham District Council on 01403 215100.

SERVICES

All mains services are connected.

According to Ofcom for this address Superfast broadband is available.

Highest download speed is 80 Mbps.

IN THE KNOW

Not all our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

VIEWING

Viewing strictly by appointment through GL & Co. Please call 01903 742354 or email: enquiries@glproperty.co.uk







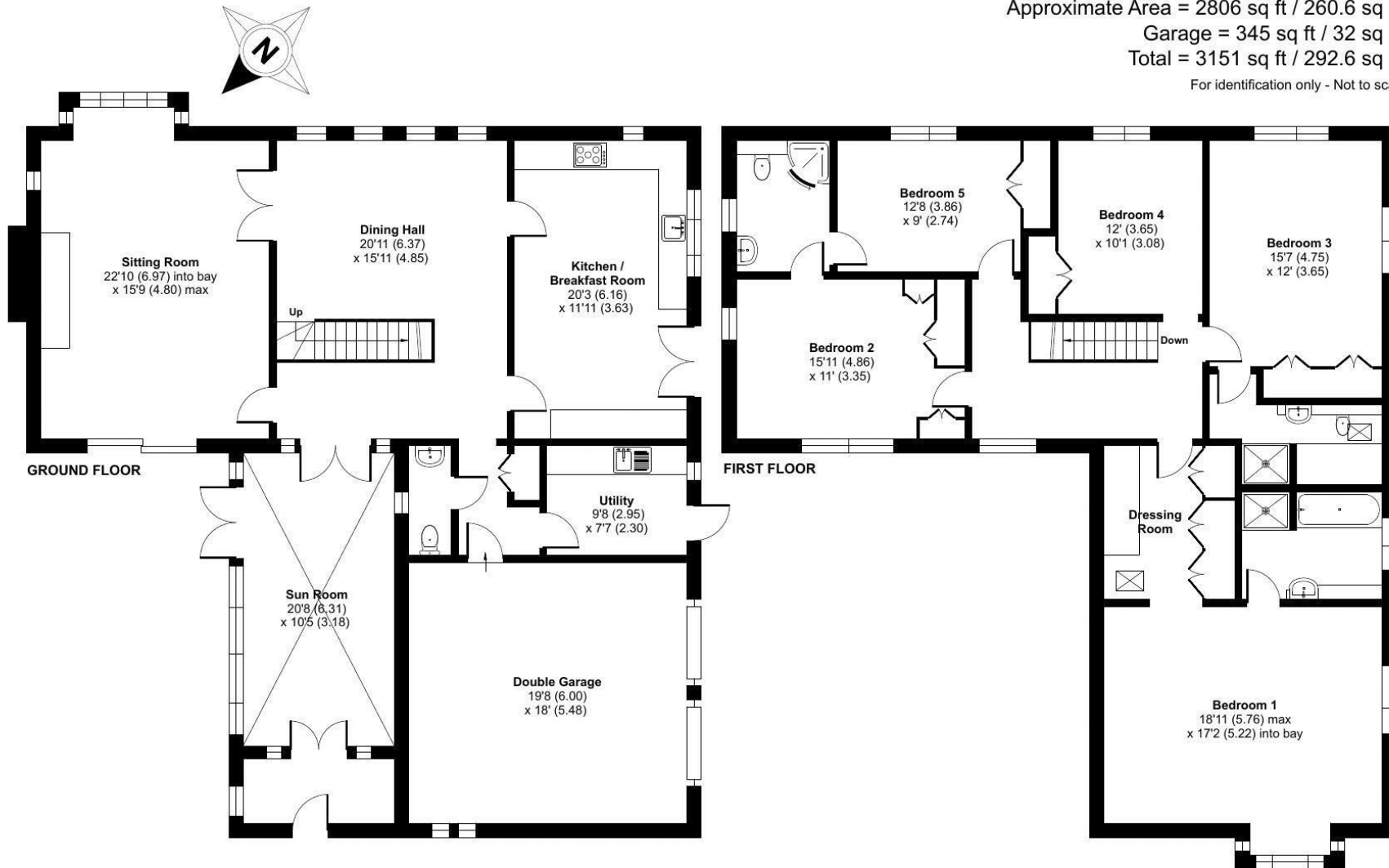
Kingswood, Nyetimber Lane, West Chiltington, Pulborough, RH20

Approximate Area = 2806 sq ft / 260.6 sq m

Garage = 345 sq ft / 32 sq m

Total = 3151 sq ft / 292.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for GL&CO Estate Agents. REF: 1529973

Agent note and the vendors/landlords of this property, whose agents they are, give notice that: 1. Our particulars are for guidance only and are intended to give a fair overall summary of the property. 2. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. 3. 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. 4. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service, system or appliance.

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

View online at www.glproperty.co.uk

