



Brock Spinney, Harborough Drive, West Chiltington, West Sussex RH20 2PN



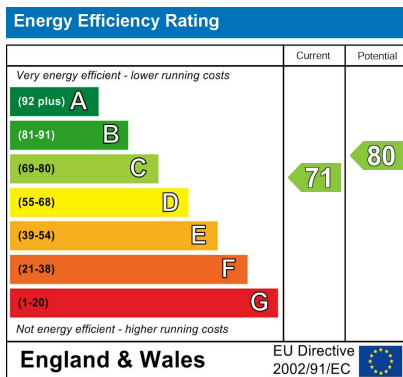


# Brock Spinney, Harborough Drive, West Chiltington, West Sussex RH20 2PN

Guide Price £875,000 Freehold



- MODERN FITTED KITCHEN/DINING ROOM AND FAMILY ROOM
- OFF ROAD PARKING
- COUNTRYSIDE WALKS FROM THE DOORSTEP
- GROUND FLOOR BEDROOM AND SHOWER ROOM
- SECURE LANDSCAPED REAR GARDENS
- OVER 2,000 SQ FT INCLUDING GARAGE AND ACCOMMODATION



## Accommodation

Entrance hall \* Sitting room \* Kitchen/dining/family room \* Utility room \* Ground floor double bedroom \* Modern fitted shower room \* Stairs to first floor landing\* Principal bedroom with balcony \* Further bedroom \* Shower room \* Garage/workshop \* Secluded landscaped gardens \* EPC rating C

## Directions

What3words///rates.essays.stereos

## The Property

This attractive and well maintained detached chalet style home offers generous and flexible living space, ideal for modern family life, and is set within a peaceful and highly desirable location. The property is entered via a welcoming entrance hall, with a bright and airy sitting room positioned to the left, enjoying a pleasant outlook to the front. To the rear of the property, spanning the full width of the house, is an impressive open plan kitchen/dining/family room. This superb space benefits from an abundance of natural light and views across the garden and neighbouring countryside beyond. The kitchen is fitted with a range of matching wall and base units, incorporating an eye-level double oven, induction hob with extractor over, and a breakfast bar. There is ample space for dining and informal seating, creating a sociable and functional hub of the home, with doors opening directly onto the rear decking area. A utility room is accessed from the kitchen, providing additional storage and access to the outside, along with an adjoining garage with light and power. Completing the ground floor accommodation is a generous double bedroom and a modern fitted shower room. To the first floor, the principal bedroom is a standout feature, benefitting from a dual aspect, useful eaves storage, and double doors opening onto a private balcony, offering far reaching countryside views. A further bedroom and an additional bathroom complete the upstairs accommodation.

## Outside

The property occupies a secluded and private plot at the end of a no-through road, approached via a five bar gate leading to a generous area of hardstanding, providing off road parking and turning for multiple vehicles. The front garden is laid to lawn and bordered by mature hedging, trees, and fencing. The rear garden has been thoughtfully arranged and enjoys a high degree of privacy, along with views across adjoining farmland. A substantial decked terrace adjoins the rear of the property, providing an ideal space for outdoor entertaining. The remainder of the garden is predominantly laid to lawn, interspersed with well-stocked flower beds, mature trees, shrubs and raised planters. There is also a useful shed, suitable for storage or workshop use. A private gate at the rear of the garden provides direct access to the surrounding countryside.



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## 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 harbours 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.

## Services

All mains are connected .According to Ofcom for this address Superfast broadband is available. Highest download speed is 79 Mbps.

## Council Tax

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

## Council Tax

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

## Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

## Disclaimer

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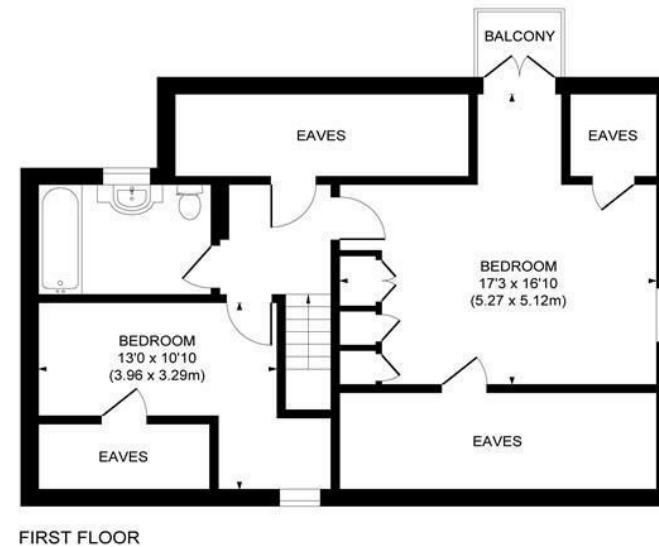
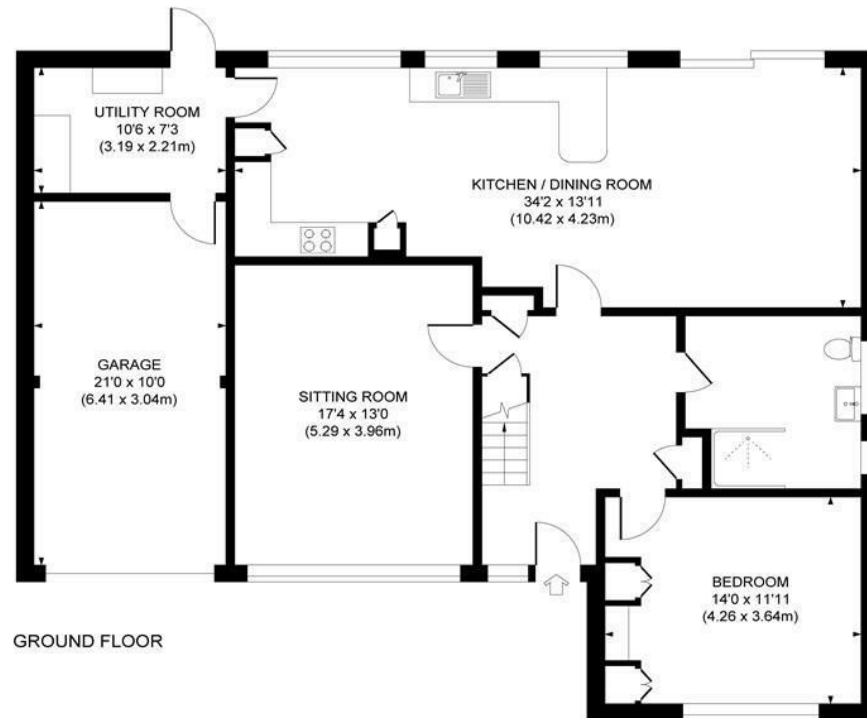


**Approximate Gross Internal Area**

Main House 1,907 sq. ft / 177.19 sq. m

Garage 306 sq. ft / 20.44 sq. m

Total 2,127 sq. ft / 197.63 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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