



## 10 Wheelwrights

Church Street | West Chiltington | West Sussex | RH20 2LX

A ground floor purpose built apartment occupying part of this select over 50's development located in the heart of West Chiltington village close to the Church, local pub and Post Office and in a private road. Features include: 24 hour emergency care system, sitting room, pine style kitchen/breakfast room, two double bedrooms, bathroom, direct access onto patio and attractive communal gardens, residents' parking area.

**Entrance** Double glazed front door to:

**Enclosed Entrance Porch** Panelled front door to:

**Entrance Hall** Wall-mounted electric heater, built-in shelved storage cupboard.

**Sitting Room** 14' 9" x 12' 6 maximum" (4.5m x 3.81m) Double glazed windows, feature ornamental fireplace with marble inset and hearth, TV point, wall-mounted electric heater.

**Kitchen/Breakfast Room** 10' 11" x 10' 10" (3.33m x 3.3m) Extensive range of units, inset one and a half bowl single drainer sink unit with mixer tap, tiled working surfaces with further drawers and cupboards under, 'Hotpoint' combined washing machine/tumble dryer, 'Indesit' built-in fridge, 'Creda Solarplus' electric oven and 'Sanyo' microwave, extractor over, two freezers, eye-level cupboards, double glazed windows, built-in larder cupboard, pine panelled ceiling with ceiling fan, airing cupboard with hot water tank on night-time rate timeclock.

**Master Bedroom** 11' 3" x 10' 11" (3.43m x 3.33m) Two full length double fitted wardrobes and built-in bedroom furniture with storage cupboards over, wall-mounted electric heater, double glazed windows overlooking gardens.

**Bedroom Two/Dining Room** 11' 1" x 9' 11" (3.38m x 3.02m) Sliding double glazed patio doors leading to terraced area and communal gardens, telephone point, wall-mounted heater.

**Bathroom** Panelled bath with fitted shower attachment and folding screen, low level flush w.c., pedestal wash hand basin, wall-mounted heater, fully tiled, double glazed window, double pine wall cabinet and mirror included.



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## Outside

**Front** Outside storage cupboard, communal residents parking. Small lawned area with flower and shrub borders, outside lighting. Resident's Parking area

**Rear Gardens** Delightful communal gardens with immediate outside terraced area, outside water tap, communal gardens are accessed via side walkway and gate adjoining the property.

**IMPORTANT** - sellers are retiring overseas and are willing to include any of the existing furniture/furnishings at no extra cost to buyer.

**Agents Note** The property currently retains a 61 year lease, the option is available to extend further, we currently await confirmation of costs. (There is a clause in the lease paperwork that allows any owner to extend the lease by a further 99 years at nil cost (except legal fees) - this is very unusual for this to be offered (one time only) - normally a lease extension would cost several thousands of pounds.

**Service Charge** Service charge 2026/27 financial year - £233.32 per month.

**EPC Rating:** Band E.



WHEELWRIGHTS, CHURCH STREET, WEST CHILTINGTON  
APPROX. GROSS INTERNAL FLOOR AREA 679 SQ FT / 63.1 SQM

## Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.