



22 Silverdale

Coldwaltham | West Sussex | RH20 1LJ

A spacious and versatile detached chalet home extending to 1553sqft, occupying this generous plot of 0.18 of an acre and superbly located for access to country walks, the local pub, village hall, Church and St. James C Of E Primary School. The property offers an exciting opportunity for updating and renovation with accommodation comprising: sitting room, kitchen/breakfast room, two ground floor bedrooms, ground floor bathroom, spacious first floor main bedroom with w.c. and adjoining bedroom/dressing room. Outside, there is off road parking leading to a garage, with the rear garden being a feature of the property with a south/westerly aspect and offering a good degree of privacy. No forward chain.

Entrance Front door to:

Entrance Hall Cupboard housing electric meters, night storage heater, built-in cloaks cupboard, shelved linen cupboard housing copper cylinder.

Sitting Room 18' 0" x 12' 11 maximum" (5.49m x 3.94m) Feature open fireplace with tiled insert and hearth and mantel over, dual aspect room, night storage heater.

Kitchen/Breakfast Room 12' 5" x 10' 11" (3.78m x 3.33m) Dual aspect room, range of pine wall and base units, single drainer stainless steel sink unit, range of laminate working surfaces, space and plumbing for washing machine, range of eye-level cupboards, space for cooker with extractor over, night storage heater, door leading to:

Lean-to 5' 9" x 4' 3" (1.75m x 1.3m) Door out to rear garden.

Ground Floor Bedroom 11' 11" x 10' 11" (3.63m x 3.33m) Dual aspect windows, built-in wardrobe cupboard.

Bedroom 10' 10" x 9' 0" (3.3m x 2.74m) Recessed shelved storage cupboards.

Ground Floor Family Bathroom Inset bath, pedestal wash hand basin, part tiled walls, wall-mounted electric heater, chrome towel rail.

Separate WC Low level flush.

Stairs to:

First Floor Landing Two eaves storage cupboards to both sides measuring 13' 1" x 5' 11" (3.99m x 1.8m) and 34' 1" x 5' 11" (10.39m x 1.8m).

First Floor Bedroom 14' 5" x 12' 9 maximum" (4.39m x 3.89m) Dual aspect room with Velux window, night storage heater, door to:

W.C. Wall-mounted wash hand basin, Velux window.

Adjoining Bedroom/Dressing Room 11' 2 maximum" x 10' 4 maximum" (3.4m x 3.15m) Door through from adjoining bedroom, storage cupboards, double glazed window, doors to.

Two Eaves Storage Cupboards measuring 34' 1" x 5' 11" (10.39m x 1.8m) and 10' 6" x 5' 11" (3.2m x 1.8m).

Outside

Front Garden Attractive rockery areas, attractive flowers and shrubs and Apple tree, driveway parking for several vehicles leading to:

Garage 16' 5" x 9' 2" (5m x 2.79m) Metal up and over door, power and light.

Rear Garden Being a feature of the property, south/westerly aspect, mainly laid to lawn with attractive flower and shrub borders and mature trees, greenhouse, vegetable plot.

EPC Rating: Band E.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

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Silverdale, Coldwaltham, Pulborough, RH20

Approximate Area = 1553 sq ft / 144.2 sq m
Limited Use Area(s) = 115 sq ft / 10.6 sq m
Garage = 151 sq ft / 14 sq m
Total = 1819 sq ft / 168.8 sq m
For identification only - Not to scale



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.