Heather Heights, Monkmead Lane, West Chiltington, West Sussex RH20 2NH

GL & CO ESTATE AGENTS

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Guide Price £985,000 Freehold

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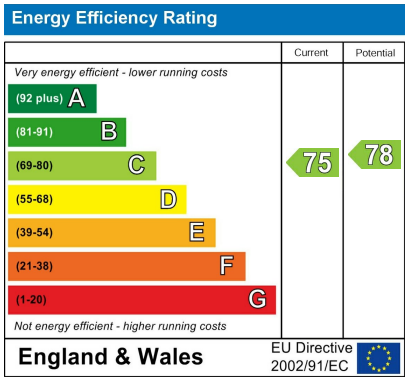
- DETACHED FIVE-BEDROOM CHALET BUNGALOW
- DETACHED DOUBLE GARAGE, OFF ROAD PARKING
- OFF ROAD PARKING
- VILLAGE SHOP AND PUB NEARBY
- VERSATILE LIVING, GROUND AND FIRST FLOOR BEDROOMS
- POPULAR VILLAGE LOCATION
- LANDSCAPED GARDENS
- MAINLINE STATION NEARBY IN PULBOROUGH



DIRECTIONS

What3words///bystander.breezy.paths

THE PROPERTY

An external storm porch leads through to the spacious entrance hall with Karndean flooring, ground floor WC and coat cupboard. To the left of the hall a door leads through to the kitchen/breakfast room with matching base and wall mounted units, part tiled walls, granite work tops, built in Neff appliances and Karndean flooring. To the rear of the kitchen there is a separate utility area with sink, boiler and space and plumbing for washer/dryer. To the front of the kitchen there is access through to the conservatory with ceiling light and fan and double door to the front garden. There is a dining room to the rear with windows and double doors leading out onto a courtyard seating area.

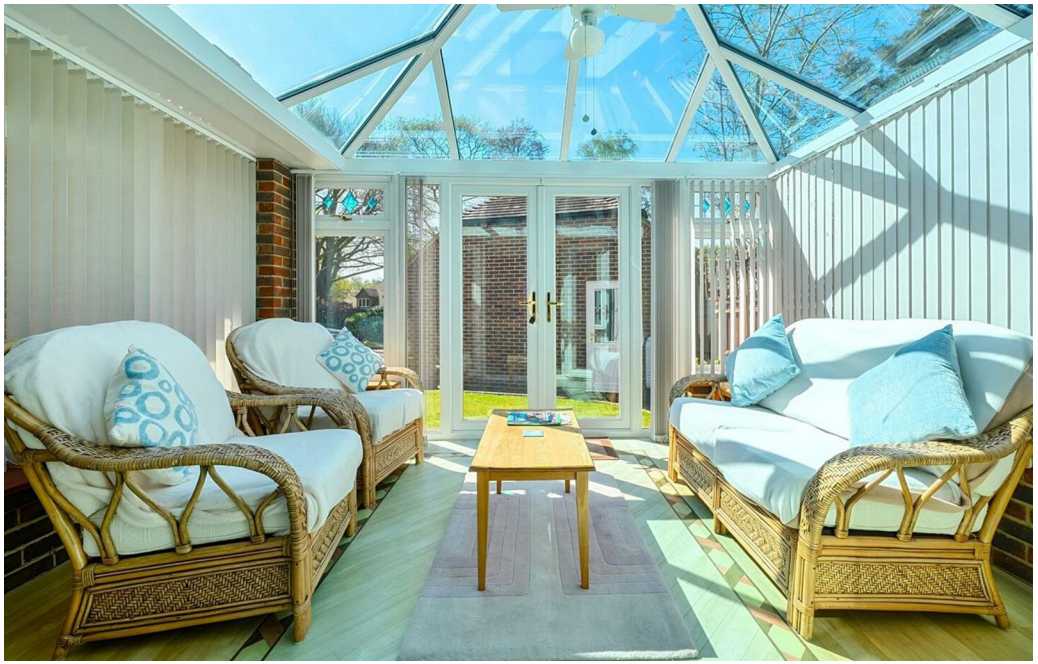
An inner hall leads through to the ground floor sleeping quarters with a fabulous principal bedroom suite incorporating substantial built-in wardrobes and storage, a window and double doors to rear courtyard, and door to the ensuite shower room. There is a further good sized double bedroom again with built-in wardrobes and storage, which is serviced by a ground floor bathroom. To complete the ground floor accommodation there is a further bedroom, which is currently used as a home office/study.

To the first floor there are two further generous double bedrooms, which both have the use of the beautifully appointed first floor bathroom with part tiled walls and floor, panel bath, low level WC, pedestal wash hand basin, wall mounted vanity unit, heated towel rail and further shower cubicle. To complete the first floor accommodation there is a large walk-in L shaped storage room.

OUTSIDE

The property is approached via two five bar gates leading through to a large brick block paved parking area and access to a detached double garage with light and power, and electric roller door.

From here a path flanked by two level lawn area leads to front and side of the property with side access leading to the rear garden, which comprises of a large circular brick block paved courtyard area and brick built retaining wall with steps leading to a raised level lawn area with mature shrub and flower borders.



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.

SERVICES

All mains are connected.

COUNCIL TAX

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

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VIEWING

Strictly by appointment through GL & Co Telephone 01903 742354 or email: enquiries@glproperty.co.uk

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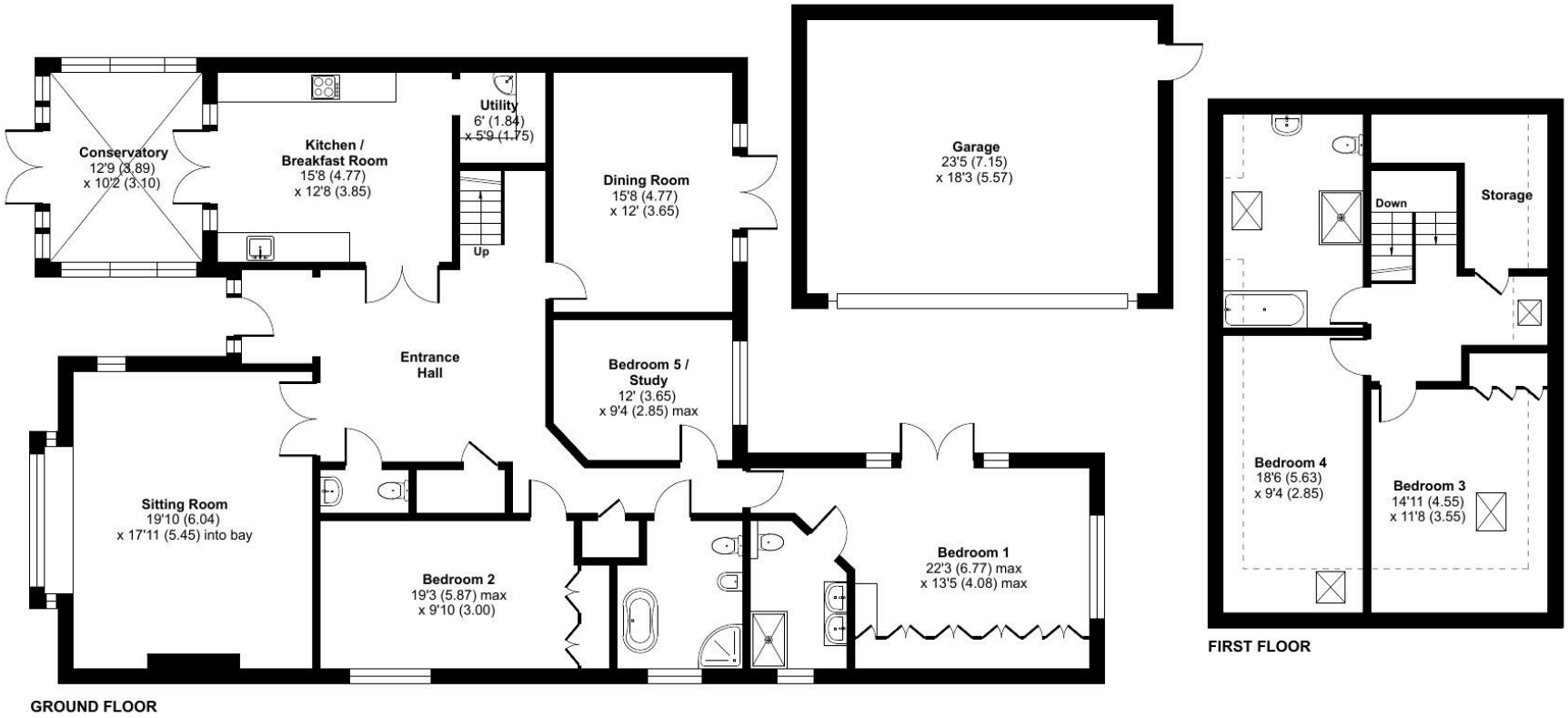
Approximate Area = 2600 sq ft / 241.5 sq m
Limited Use Area(s) = 141 sq ft / 13 sq m
Outbuilding = 427 sq ft / 39.6 sq m
Total = 3168 sq ft / 294.1 sq m
For identification only - Not to scale

Denotes restricted head height



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