



Price Range £400,000 - £425,000

Chapel Close, Watersfields

**kw** **MARTIN LUNDY**  
ESTATE AGENTS

## Chapel Close, Watersfield, RH20 1SA

This immaculately presented two double bedroom detached house sits along a country lane, set well back from the A29 in the South Downs hamlet of Watersfield.

The unique and handsome property features a good sized living room with French doors opening onto a cottage style, south west facing rear garden. There's a modern kitchen which is dual aspect and looks out across the front of the house as well as the small front lawn. Unusually for a house at this price point, there's a second reception room. Currently used as a dining room, it would alternatively make a great study, playroom or teen den. Both bedrooms are well proportioned and feature built in wardrobes. There's a family bathroom upstairs and a useful downstairs cloakroom / toilet.

The welcoming community of Chapel Close share the communal parking area but the property also has it's own double carport, half of which incorporates a large timber shed, plus a parking space in front.

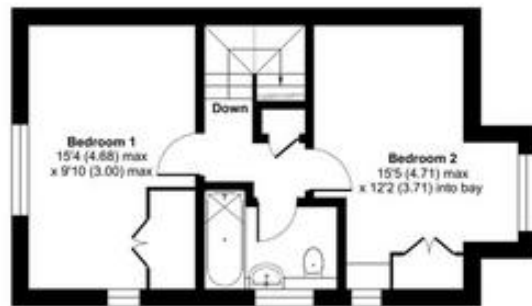
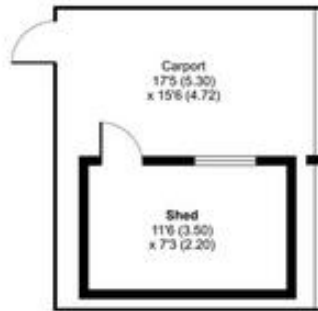
Wonderful walks will be found straight from the front door, including down to the large recreation ground at the end of Sandy Lane. Well placed for easy access to the road network, commuters will appreciate that the mainline railway station at Pulborough is only three miles away, with direct routes to London and Gatwick. The neighbouring village of Coldwaltham has a lovely pub, The Labouring Man and a primary school. Charlie's Farm Shop is just over a mile and a half away, perfect for picking up daily groceries and locally sourced goodies.



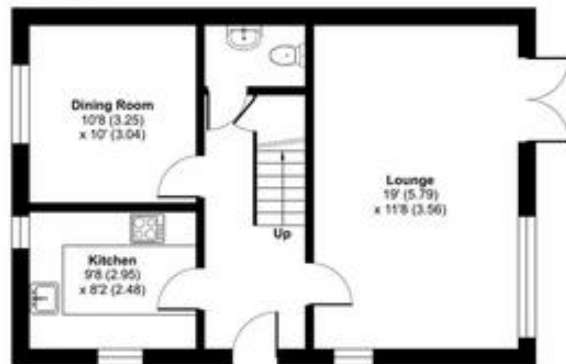


## Chapel Close, Watersfield, RH20

Approximate Area = 939 sq ft / 87.2 sq m (excludes carport)  
 Outbuilding = 83 sq ft / 7.7 sq m  
 Total = 1022 sq ft / 94.9 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for Lundy-Lester Ltd. REF: 1409074



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



☎ 01798 817257

📍 Lancaster House, Storrington Road, Thakeham, RH20 3NA

✉ martin.lundy@kwuk.com

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.