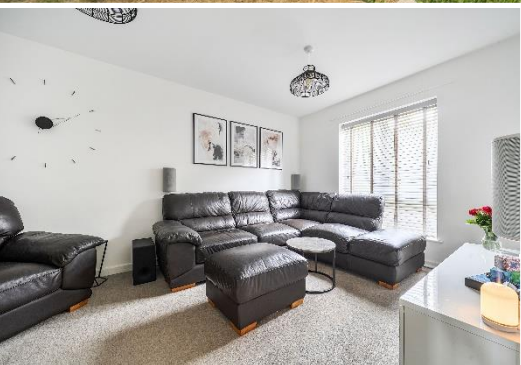




9 Steele Close

The Juggs | West Chiltington | West Sussex | RH20 2LL

DESCRIPTION ** PLEASE NOTE THIS IS A SHARED OWNERSHIP PROPERTY - YOU CAN BUY A 60% SHARE AT £235,200 - THE FULL MARKET PRICE IS £392,000 ** AN ADDITIONAL £343.89 pcm RENT and £9.82pcm SERVICE CHARGE **

A two bedroom semi-detached shared ownership property constructed in 2019 by Westridge Construction, located within the sought after village of West Chiltington, occupying this quiet cul-de-sac location. Internally, the accommodation comprises: spacious sitting room, open plan kitchen/dining room with integrated appliances, ground floor cloakroom, two first floor double bedrooms and a family bathroom. Outside, there is allocated parking for two vehicles with a private enclosed rear garden.

Entrance uPVC double glazed front door to:

Entrance Hall Covered radiator, understairs recessed area, built-in cloaks cupboard, laminate wood style flooring.

Ground Floor Cloakroom Wash hand basin, push flow w.c., radiator.

Sitting Room 15' 1 maximum" x 10' 0" (4.6m x 3.05m) Double glazed windows, part panelled walls, radiator.

Kitchen/Dining Room 16' 11" x 9' 9" (5.16m x 2.97m)

Kitchen Area Range of wall and base units, range of integrated appliances with fan assisted electric oven with four ring 'Bosch' hob with stainless steel extractor over, fridge and freezer, space and plumbing for washing machine, cupboard housing 'Worcester' combination boiler, single drainer sink unit with swan neck mixer tap, range of roll top working surfaces with drawers under, laminate wood style flooring, concealed spot lighting.

Dining Area Radiator, laminate wood style flooring, concealed spot lighting, double glazed door leading to terrace and garden.

Stairs to:

First Floor Landing Built-in storage cupboard, shelved linen cupboard.

Main Bedroom 17' 0 maximum" x 10' 2" (5.18m x 3.1m) Double glazed windows, covered radiator, built-in wardrobe cupboard.

Bedroom Two 15' 5" x 9' 6 maximum" (4.7m x 2.9m) Radiator, built-in wardrobe cupboard, double glazed windows.

Family Bathroom Panelled bath with fitted shower attachment with folding glass and chrome screen, part tiled walls, pedestal wash hand basin, w.c., double glazed window, heated chrome towel rail.

Outside

Front Garden Mainly laid to lawn.

Parking Two allocated parking spaces to the front.

Rear Garden Large paved terraced area, lawned area, screened by fence panelling, timber garden shed, side access, bin storage area.

Agents Note: PLEASE NOTE: There is an initial period of 3 months stipulated in the Deed of Trust or Lease when the property can only be sold to someone who has a close connection to the village, or the adjacent parishes. Please see the planning agreement for the definition of this restriction.

EPC Rating: Band B.



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

www.fowleronline.co.uk

storrington@fowleronline.co.uk

01903 745844



The Juggs, West Chiltington, Pulborough, RH20

Approximate Area = 858 sq ft / 79.7 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.