



10, Chestnut Walk | Pulborough | West Sussex | RH20 1AW





# 10, Chestnut Walk

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**£425,000**

A detached 3 bedroom house situated in a small residential close. The hall leads to a lounge with bay window. The large kitchen/dining room runs the full width of the house and there is a cloakroom off the hall. The landing gives access to the bedrooms and the bathroom has been altered to make a shower room. To the outside a driveway leads to the garage with an electrically operated door, The rear garden is a wonderful feature of the property with landscaping, including a large patio adjacent the house, deep flower beds and an area of lawn; the garden has a very good degree of seclusion.

The property is convenient for the nearby Tesco's supermarket, doctors' surgery and chemist. The village centre and train station are also very accessible.



### Hall

Staircase to first floor, radiator.

### Cloakroom

WC, corner wash hand basin with mixer tap, tiled floor, part tiled walls, radiator, double glazed window.

### Lounge

Aspect to front with bay having double glazed windows, fire surround with raised hearth and inset electric fire, radiator, door to:

### Kitchen/Dining Room

Running the full width of the property there is a large dining area with picture window overlooking the rear garden, radiator. The kitchen comprises: worksurface with inset sink unit with mixer tap having base cupboards under, integrated fitted slim-line dishwasher, further worksurface to side with inset ceramic hob and integrated oven under, free-standing fridge, peninsula worksurface with base cupboards and drawers beneath and free-standing washing machine, eye-level cupboards, stainless steel extractor hood over hob, 'Worcester Greenstar' gas fired boiler, double glazed

window, understairs cupboard, door to outside.

### Landing

Double glazed window, access to roof space, airing cupboard housing hot water tank.

### Bedroom One

Aspect to front, double glazed window, radiator, free-standing wardrobes.

### Bedroom Two

Aspect to rear, double glazed window, radiator, two single wardrobes with space between for the double bed and overhead storage.

### Bedroom Three

Aspect to front, double glazed window, radiator, bulk-head with wardrobe over.

### Shower Room

Modern suite comprising: large shower cubicle with mixer shower having large drench head, vanity unit with inset wash basin with mixer tap and mirror fronted medicine cabinet over, w.c., chrome heated towel rail, tiled floor, part tiled walls, double glazed window, spot lights.

### Private Drive

To the front of the property is a tarmaced private drive which leads to:

### Garage

Electrically operated up and over door, power and light and there is a further door at the rear giving access to the garden.

### Front Garden

The good sized front garden is mostly laid to lawn with a flower bed adjacent the property and there is side access leading to:

### Rear Garden

The wonderful rear garden is of a good size and a tremendous feature of the property with much landscaping. The tiered garden is slightly elevated to the rear and has a secluded outlook. Adjacent the house is an almost full width patio with an area to the side for placing a rotary dryer, with an aluminium framed greenhouse and timber garden store to either side of the patio. From the patio steps lead to the top tier of the garden where there is an area of lawn with deep well stocked flower borders.

**EPC RATING= C.**  
**COUNCIL TAX= E.**



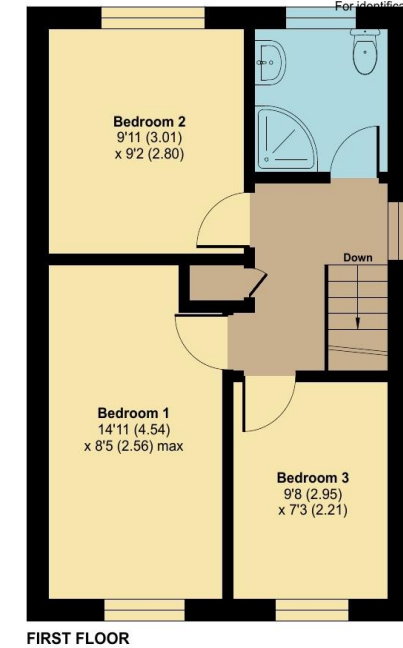
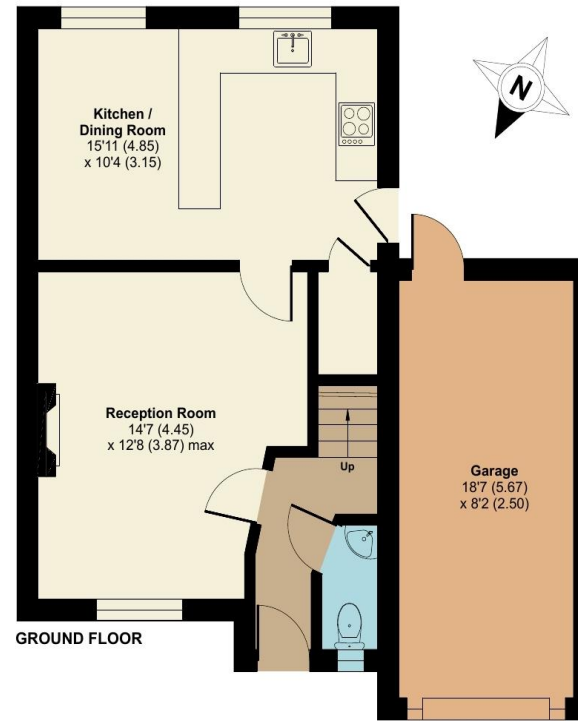
## Chestnut Walk, Pulborough, RH20

Approximate Area = 822 sq ft / 76.3 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 975 sq ft / 90.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Fowlers Estate Agents. REF: 1399911



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Managing Director:  
Marcel Hoad



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