



Price Range £500,000 - £520,000

The Birches, West Chilmington



## The Birches, West Chiltington, RH20 2PH

Offered chain free, this mature three bedroom semi detached house in West Chiltington offers family-friendly living space, within a moments walk of the village shop and the butchers. There are two country pubs within strolling distance, plus The Roundabout Hotel which has a friendly and welcoming bar and restaurant. The village hall is just down the road, alongside the recreation ground and a playpark with outdoor gym equipment. The primary school is about a mile away, with older children catching a bus to The Weald Secondary School or to Steyning Grammar ( please ask for further details about school transport arrangements ).

The driveway leads off The Common and has space for a couple of cars, alongside a lawned front garden. The cosy living room opens onto a lovely sunroom and the kitchen is fitted in a modern, cottage style. There's a good sized bathroom downstairs too. On the first floor are three bedrooms, all of which will take a double and have wardrobe or cupboard storage. Bedroom one features an ensuite shower room. Outside, the mature, well stocked rear garden is a really relaxing place to be, with space for children to play or for adults to socialise. A decked patio seating area is found just outside the sunroom, with a footpath leading down to an L-shaped timber outbuilding, perfect for a variety of uses. It includes a garden room with woodburner, a large shed and a 22ft long workshop, with plenty of light and additional outside storage area behind.

Further amenities will be found at nearby Storrington and Pulborough. Both are about three miles away, have a range of shops, bars, cafes, takeaways and restaurants, the latter also having a mainline railway station with direct routes to London and Gatwick.





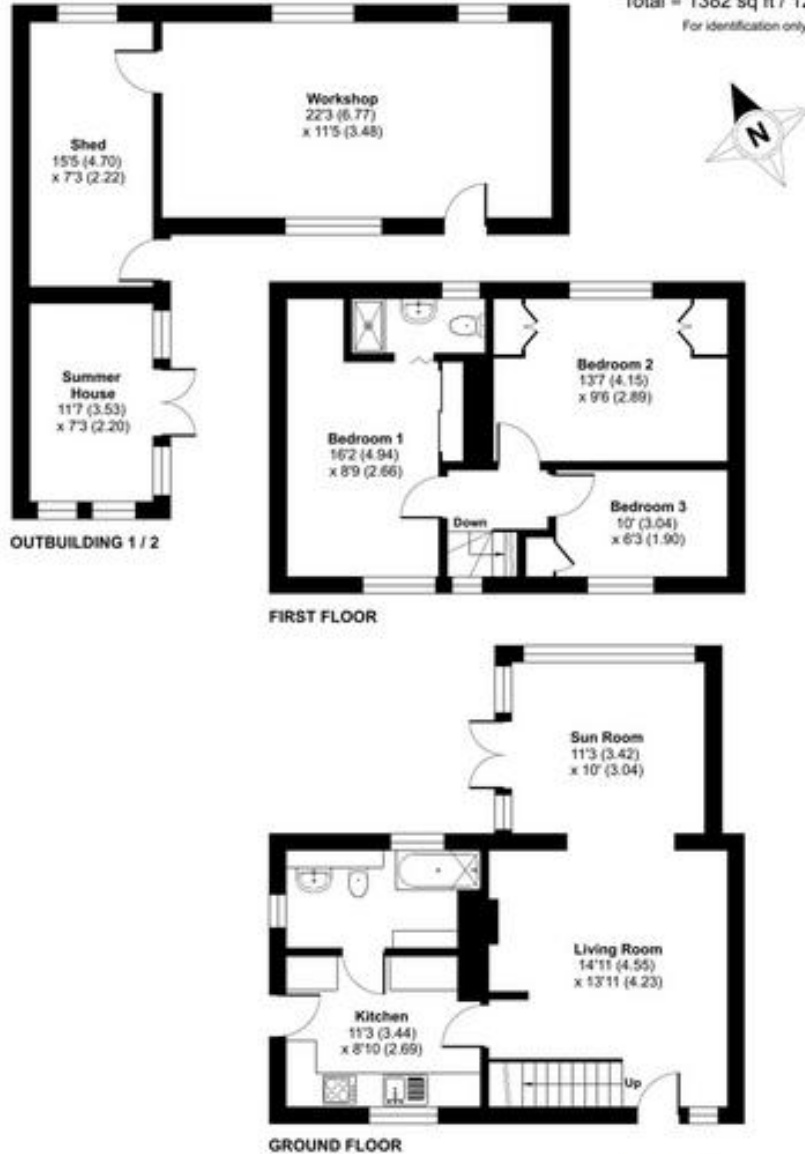
## The Birches, West Chiltington, RH20

Approximate Area = 922 sq ft / 85.6 sq m

Outbuildings = 460 sq ft / 42.7 sq m

Total = 1382 sq ft / 128.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Lundy-Lester Ltd. REF: 1480542

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## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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