



West Chiltington, West Sussex RH20





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Guide Price £895,000 Freehold

ID: 70778

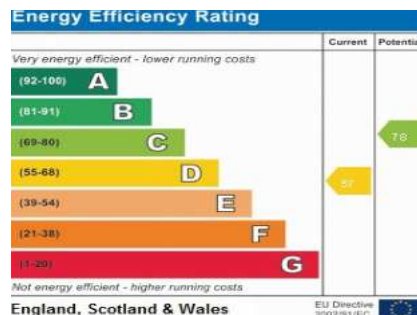
Storrington 2.9 miles, Pulborough 2.3 miles, Worthing 12 miles,  
Horsham 13.8 miles, Chichester 19.6 miles, Gatwick Airport 29.5 miles



- Offering almost 2,500 sq.ft of accommodation
- Practical layout
- Attached double garage
- Quiet location in no through road
- Stunning countryside views to the rear
- No forward chain

## Directions

From the offices of GL & Co in the High Street, Storrington proceed in an easterly direction to the mini-roundabout and turn left up School Hill (B2139). At the brow of the hill turn left into Fryern Road heading west towards West Chiltington. Where the road forks proceed straight ahead into Common Hill and at the crossroads at the brow of the hill turn left into The Common. Harborough Gorse is the fourth turning on the right. Turn right and where the road bears round to the right, turn left into Harborough Meadow and the property will be seen after a short distance on the right hand side.  
What3words\\music.swarm.unfit



## The Property

Beautifully positioned in this quiet and tranquil no through road in West Chiltington, Hillcote is a generous detached chalet style home offering almost 2,500 sq.ft. of accommodation with stunning countryside views to the rear, being offered for sale with no onward chain.

The accommodation comprises storm porch with double doors opening up into the substantial entrance hall. The practical layout means that the living accommodation is to the right with bedrooms to the left. Straight ahead is the kitchen/breakfast room, which features a range of matching wall and base units, gas hob inset into work surface, eye level double oven, integrated appliances and tiled flooring. A door leads into the utility area with space for fridge, freezer, washing machine and dryer along with sink and ample storage. A door leads out to the terrace.

To the right of the entrance hall, double doors open up into the large sitting room with sliding patio doors to the rear, opening onto the terrace. There is a brick fire surround and hearth housing a wood burning stove. Opposite the sitting room and with a front aspect, is the bay fronted dining room. In-between the two rooms is a WC. To the left of the entrance hall is the fourth bedroom or study, which has a built-in wardrobe. The principal bedroom can be found to the rear, with a delightful elevated outlook across trees and beyond. This generous sized room benefits from fitted wardrobes and a door leads through to a large en-suite with walk-in shower and white suite comprising separate bath, wash hand basin with vanity storage, bidet and WC. Bedroom three has a side aspect and built-in wardrobes next door to which is a family bathroom, again with bath, toilet and separate shower. Off the inner hall, stairs lead to bedroom four, which also has an en-suite shower room with a toilet. A large roof space may provide opportunities for expansion of the living area.

## Outside

The front of the property is laid to brick paving providing off road parking for up to three vehicles and there is access to the attached double garage with electric up and over door. A pathway leads round to the left of the property with access to the garden.

To the rear of the property and accessed from the utility and sitting room, is the large terrace area offering a huge amount of privacy and seclusion as well as peace and tranquillity. This is a great entertaining space and offers some fabulous, elevated views. There is a secure wrought iron railing and steps lead down to an area of level lawn. Under the terrace, a door leads into a garden store. There is a beautiful array of mature trees, colourful shrubs and flowers and paving stones. Wooden steps on the right of the garden lead down to the terraced area where there is a secret pathway, leading you through the garden.



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## 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 Costa in Storrington and Tesco and Sainsbury's in Pulborough and other amenities including cafes, banks, doctors, dentists, schools and churches of various denominations.

## Sports and recreation

There is golf at Pulborough (West Sussex Club), Cowdray Park and Goodwood with tennis at West Chiltington and Storrington. Squash courts also in Storrington together with 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 connected.  
According to Ofcom for this address Superfast broadband is available.  
Highest download speed is 56 Mbps

## Council Tax

Council Tax Band G. Please contact Horsham District Council on 01403 215100. .

## In the Know

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

## Viewing

Viewing strictly by appointment through GL & Co. Telephone 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)





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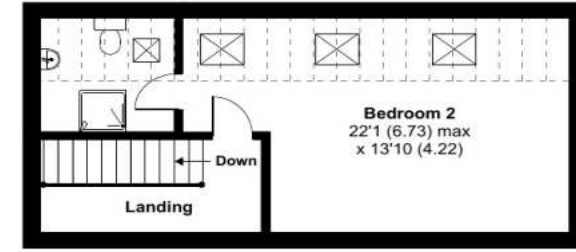
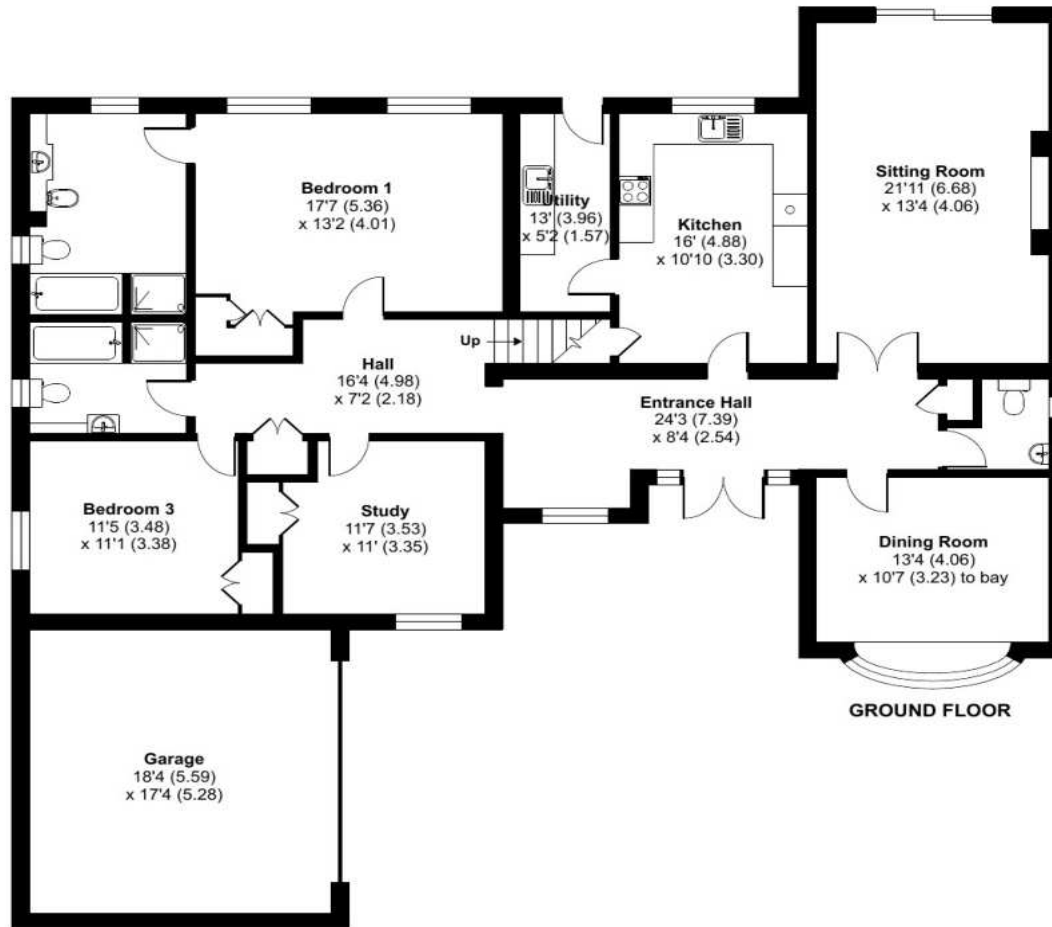
# Harborough Meadow, Harborough Gorse, West Chiltington, Pulborough, RH20

Approximate Area = 2484 sq ft / 230.8 sq m (includes garage)

Limited Use Area(s) = 123 sq ft / 11.4 sq m

Total = 2607 sq ft / 242.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for GL&CO Estate Agents. REF: 1122796

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

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