

OVER 60?

Secure this property
for up to **59% less!**



Price

£500,000

Freehold

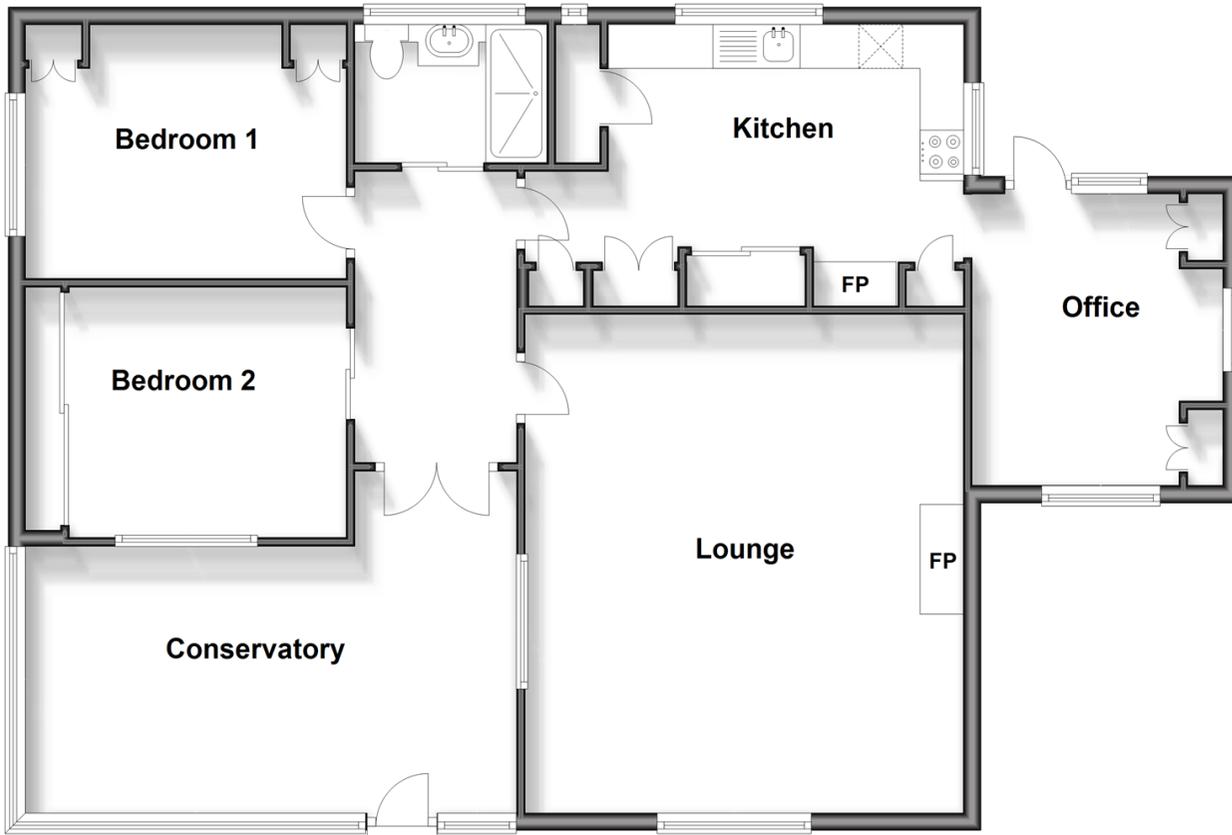
2x  1x  2x 

Pond Rise, West Chiltington, Pulborough,
West Sussex, RH20

cubitt & west
Helping you move forwards

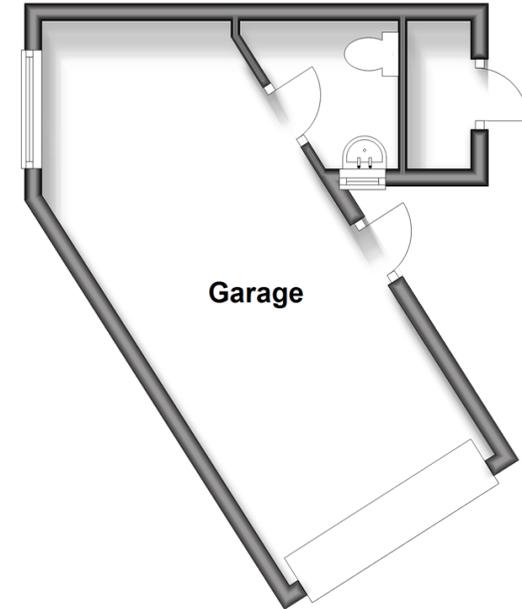
Ground Floor

Approx. 106.5 sq. metres (1145.8 sq. feet)



Outbuilding

Approx. 21.5 sq. metres (231.7 sq. feet)



Accommodation

GROUND FLOOR

Conservatory Entrance: 19'6 x 9'9
(5.95m x 2.97m)

Inner Hallway

Lounge: 19'0 x 15'10 (5.80m x 4.83m)

Office (occasional bedroom): 11'0 x 9'5
into fitted wardrobes (3.36m x
2.87m)

Kitchen: 15'9 x 9'1 (4.80m x 2.77m)

Shower Room

Bedroom 1: 12'0 x 9'4 into fitted
wardrobes (3.66m x 2.85m)

Bedroom 2: 9'10 up to fitted
wardrobes x 9'4 (3.00m x 2.85m)

OUTBUILDING

Garage

Cloakroom

OUTSIDE

Driveway

Wraparound Gardens

Greenhouse



Main features

- Spacious detached bungalow
- Offered for sale with no onward chain
- Secluded location in a quiet cul-de-sac
- Lovely countryside walks close by
- A good opportunity for your creativity to really make this your own
- Lovely wraparound gardens with a greenhouse and a very useful cloakroom in the garage, perfect for when gardening



Nearest Schools

Primary School:
West Chiltington Community School 0.3 miles

Secondary School:
The Weald School 4.3 miles



Transport Information

Train Stations:
Pulborough 3.9 miles, Billingshurst 4.9 miles



Address

Pond Rise, West Chiltington, Pulborough, West Sussex,
RH20



Directions

For directions to this property please contact us.



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Call Pulborough Branch 01798 875151 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING 	CURRENT: F(38)	POTENTIAL: C(74)
	21405699/20240314/JD/JD	