

**OVER 60?**

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



**Price**

**£450,000**

**Freehold**

3x  1x  3x 

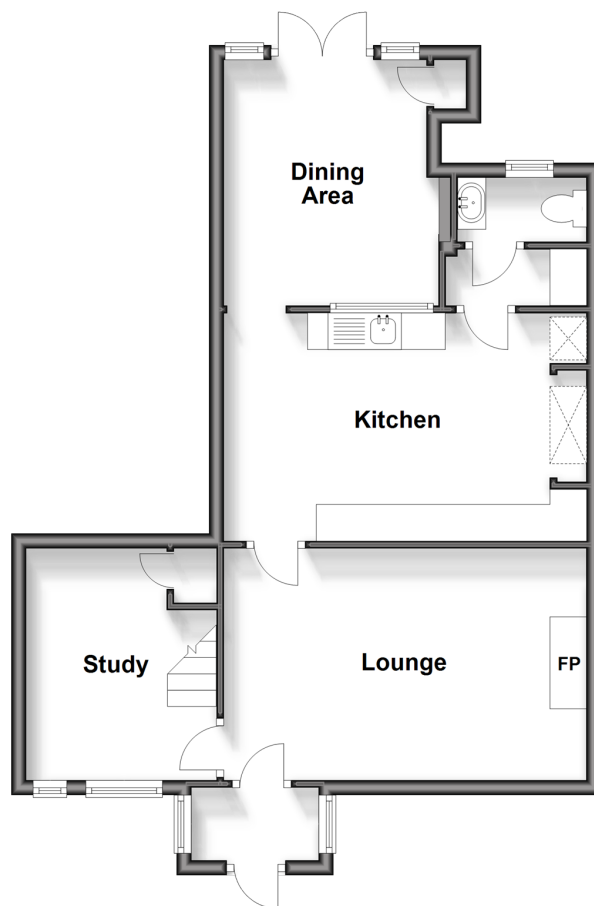
Picketty Cottages, Coolham Road, West  
Chiltington, West Sussex, RH20

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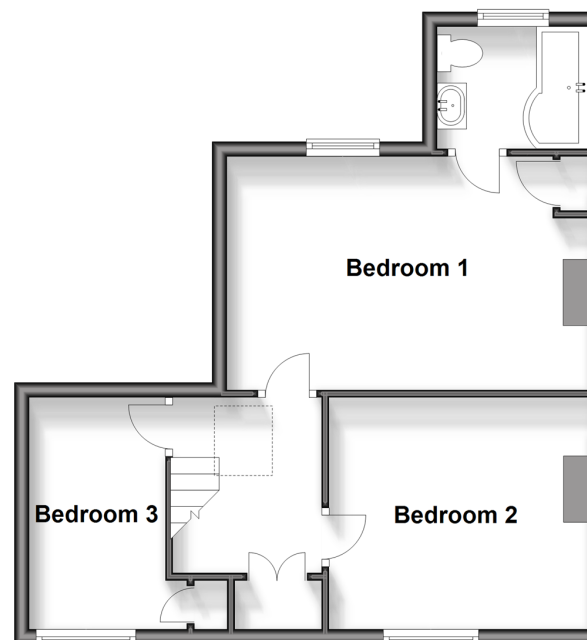
### Ground Floor

Approx. 55.8 sq. metres (600.2 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 16'3 maximum x 10'4 (4.96m x 3.15m)

Study: 10'5 x 6'3 (3.18m x 1.91m)

Kitchen: 16'4 maximum x 10'2 (4.98m x 3.10m)

Utility Area

Cloakroom

Dining Area: 11'0 x 9'7 (3.36m x 2.92m)

### FIRST FLOOR

Bedroom 1: 16'4 maximum x 10'5 (4.98m x 3.18m)

En-Suite Bathroom

Bedroom 2: 12'0 maximum x 10'4 (3.66m x 3.15m)

Bedroom 3: 10'3 x 6'3 up to fitted wardrobes  
(3.13m x 1.91m)

### OUTSIDE

Double Car Port

Front Garden

Paved Rear Garden



## Main features

- A beautiful mid-terraced 1840's cottage
- Rural location
- Very well presented throughout to a high standard
- Pretty low maintenance paved rear garden
- Double car port, double glazed windows and oil heating
- Situated opposite Kinsbrook Vineyard, restaurant and shop



### Nearest Schools

Primary School: Ashington C of E Primary School 2.1 miles  
 Secondary School: Steyning Grammar School; Lower School Rock Road site 2.4 miles, Upper School, Shooting Field site 6.0 miles, The Weald, Billingshurst 4.2 miles



### Transport Information

Train Stations: Pulborough 3.9 miles, Billingshurst 4.1 miles



### Address

Picketty Cottages, Coolham Road, West Chiltington, 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://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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