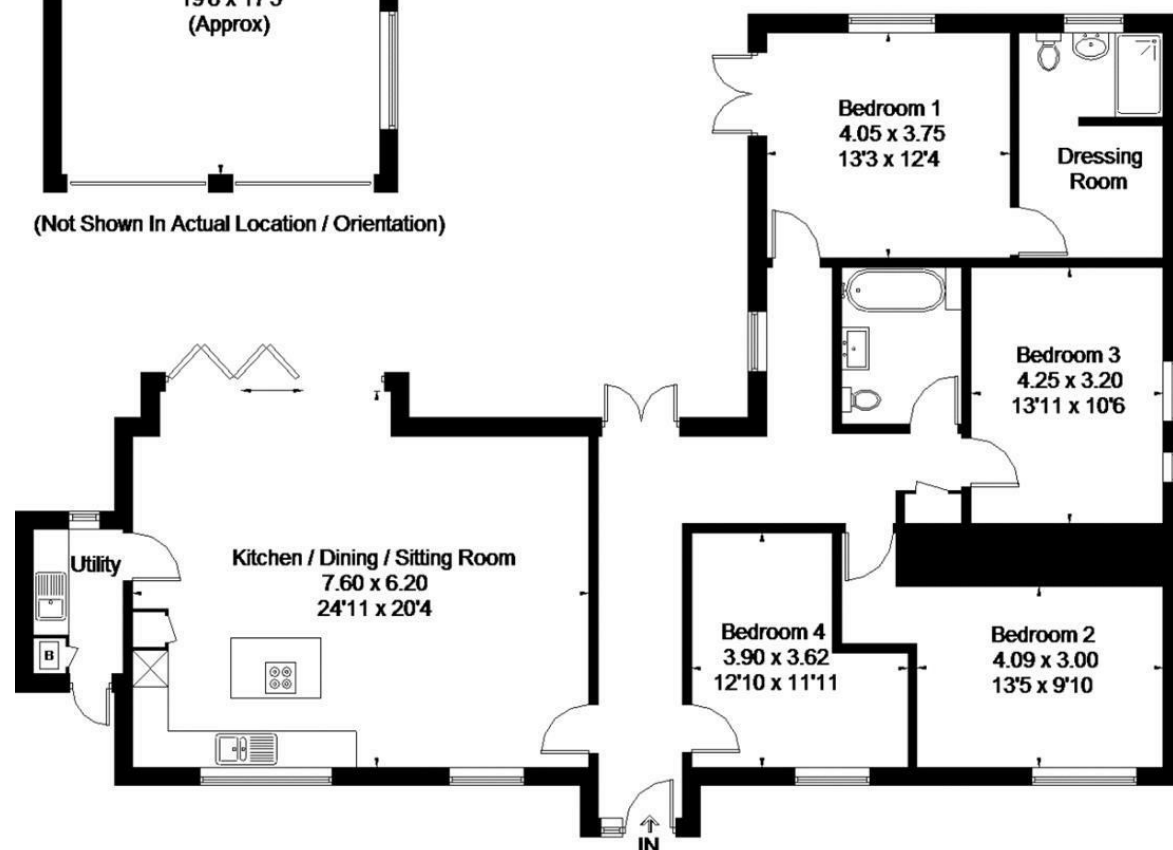


(Not Shown In Actual Location / Orientation)

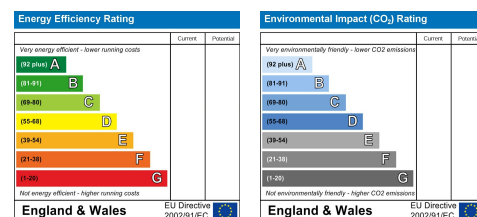
## Coolham Road, West Chiltington, Pulborough

Approximate Gross Internal Area = 147.8 sq m / 1591 sq ft  
Garage = 31.8 sq m / 342 sq ft  
Total = 179.6 sq m / 1933 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 168270

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



BRITISH  
PROPERTY  
AWARDS

2016

★★★★★

GOLD WINNER

ESTATE AGENT  
IN HAYWARDS  
HEATH



Seven Trees, Coolham Road, West Chiltington, West Sussex, RH20 2LH

Price £675,000 Freehold



movewithus



VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

OPEN SEVEN DAYS A WEEK [www.psphomes.co.uk](http://www.psphomes.co.uk)

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

[www.psphomes.co.uk](http://www.psphomes.co.uk)





Seven Trees, Coolham Road, West Chiltington, West Sussex, RH20 2LH

What we like...

- \* Stunning open plan kitchen/dining/sitting room with folding doors onto the garden.
- \* Beautiful views over open countryside and woodland.
- \* Refurbished to an exacting standard throughout.
- \* Master bedroom with dressing room and luxurious en-suite

The House...

A beautifully renovated and substantially extended, single storey dwelling, occupying a set back position, on this west facing plot of 0.286 of an acre with glorious views over open countryside.

Bungalows of this size and quality are seldom available and the finishes are to an exacting standard including the truly exceptional 25ft x 20ft open plan kitchen/dining/sitting room which really is the ‘heart of the home’, providing the perfect space for entertaining friends & family, with bi-fold doors opening on to the garden & countryside views beyond.

Further accommodation includes the impressive master bedroom with dressing room and luxurious en-suite shower room, three further well proportioned bedrooms and the contemporary family bathroom.

This property would suit a wide range of purchasers from ‘downsizers’ looking for lateral living with plenty of space to families looking for ‘turn key’ purchase.

Outside...

The property is set well back from the road and provides plenty of parking and turning space. There is a detached double garage to the front.

The rear garden is laid mainly to lawn with large timber decking immediately adjoining the kitchen/diner/sitting room. There are fantastic open views over woodland and countryside.



Viewing...

Internal viewing considered a must and can be arranged via prior appointment with joint -sole selling agents, PSPhomes, Haywards Heath and Brock Taylor, Horsham.

The Location..

The property is situated in the heart of the West Sussex countryside on the outskirts of West Chiltington. The delightful village of Thakeham with historic church and inn is within 2 miles and the A24 dual carriageway providing access to the coast, Horsham, Gatwick and the national motorway network lies just over 2 miles to the east. There is a main line rail services from Billingshurst (3.5 miles) to London Victoria/London Bridge.

There are excellent sporting and recreational facilities in the area including racing at Brighton, Fontwell and Goodwood, golf at Pulborough and West Chiltington, polo at Cowdray Park and over the adjoining countryside there are many miles of beautiful walks.

Information

Tenure: Freehold

