

Wells Place

WEST CHILTINGTON

A superb collection of ten generously proportioned two and three bedroomed new apartments

These exclusive homes are constructed to Globe Estates' well-recognised high standards and an outstanding finishing specification.

Offering contemporary interiors within Arts & Crafts styling and surrounded by beautifully landscaped communal gardens. In addition, each new home will benefit from its own private terrace or balcony.

Nestled in a leafy corner of West Chiltington

This exclusive development is located in the heart of the sought-after and historic village of West Chiltington which has a strong sense of community and offers year-round activities.

These stunning homes are conveniently situated for local amenities including a convenience store with a post office, hair and beauty salons, a butcher's shop, village hall and St. Mary's church.

The larger neighbouring village of Storrington is just a couple of miles away with its more comprehensive facilities including a Waitrose supermarket, petrol stations, a variety of shops and restaurants, a library, doctors and dental surgeries.

Situated on a number of local bus routes, Wells Place is also just 3 miles from Pulborough Station which has excellent transport links to Gatwick and London. The thriving market towns of Horsham and Arundel and larger cities of Chichester and Brighton are also within easy reach - all of which offer festivals and events throughout the year.

West Chiltington, known for its vineyards and picturesque streets, is within a stone's throw of the South Downs National Park with its beautiful walking and cycling routes. Recreational facilities are available in the village such as tennis, croquet and cricket and the village hall offers' numerous clubs and activities. Golf can be found at nearby West Sussex Golf Club (ranked in the top 1% in England) and horse racing at Goodwood and Fontwell. The south coast and its beaches, are also just 10 miles away offering many associated leisure facilities.



Nyetimber vineyards



West Chiltington village
Credit: Bill Nicholls



St Mary's Church, West Chiltington
Credit: Simon Carey

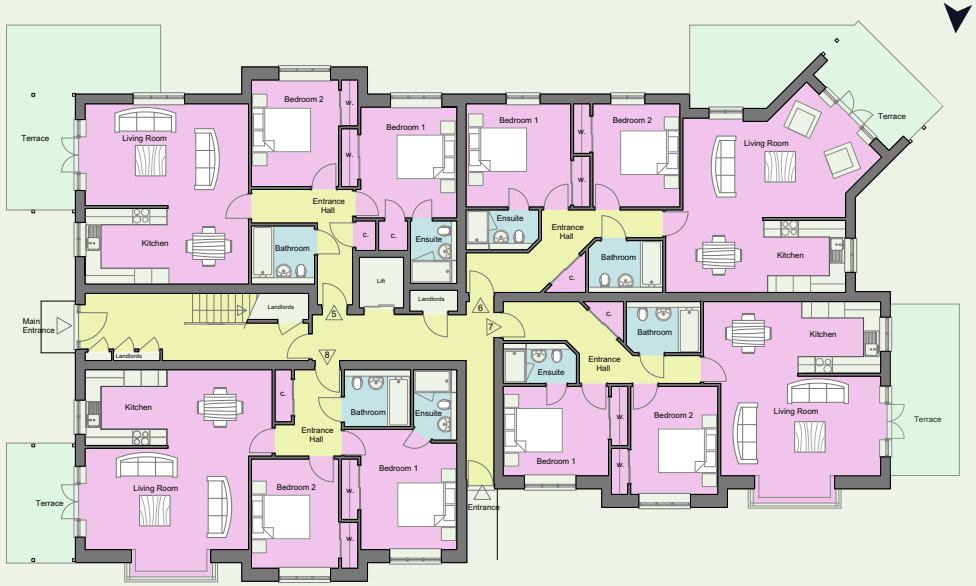


West Sussex Golf Club
Credit: © Kevin Murray & West Sussex Golf Club

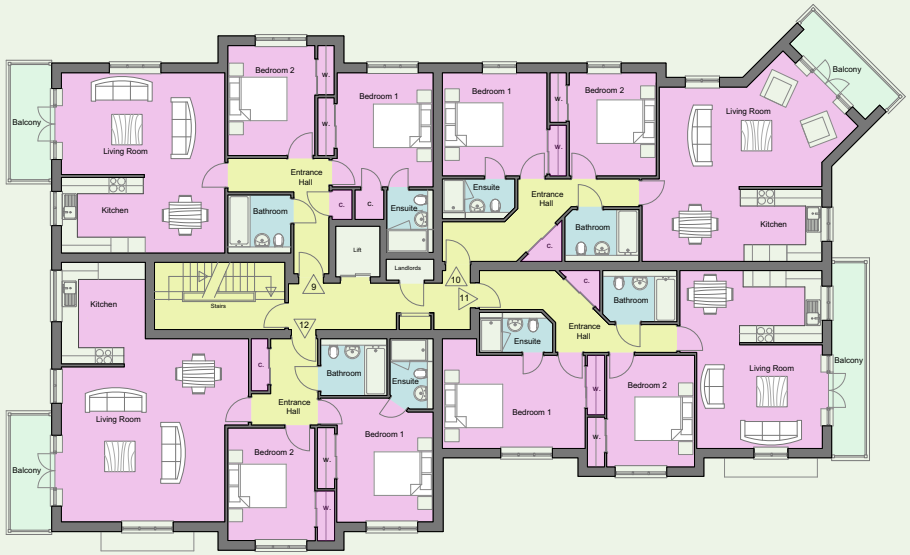


South Downs National Park

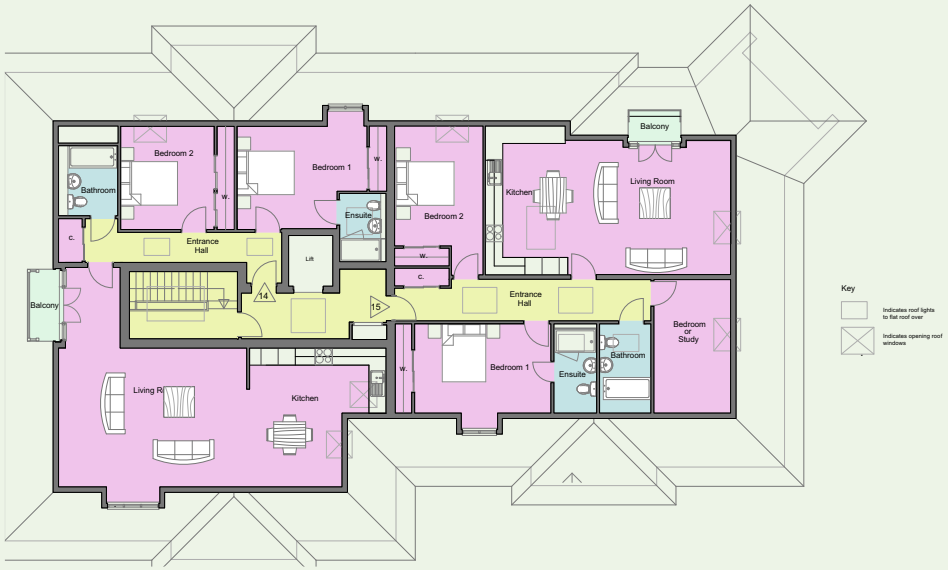
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR











The inside story







Internal finishes

- Elka oak engineered wood flooring unless otherwise stated
- Carpets to bedrooms
- Oak internal doors
- Chrome finish ironmongery
- Moulded skirtings and architraves
- Built in wardrobes to bedrooms
- Satin finish to internal woodwork

Kitchen

Sheraton Kitchens inclusive of:

- Stainless steel fan assisted double oven
- Induction hob
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated washer/dryer
- Complementary Quartz worktop with upstands and splashback to hob
- Stainless steel 1½ bowl under mounted sink with chrome mixer tap
- Under unit lighting
- Integrated Extractor

Bathrooms

- Villeroy and Boch white suites with chrome fittings
- Vanity units in all bathrooms
- WCs with concealed cistern and soft close seat
- Thermostatic shower with bath screen over bath
- Luxurious shower enclosure to en-suite
- Porcelanosa ceramic tiles in bathrooms, including floor
- Mirrors incorporating shaver socket & light

Heating, insulation & comfort

- Traditionally built ensuring solid, warm and quiet living
- uPVC windows and French doors
- Gas fired underfloor heating throughout
- Hot water on demand
- Heated towel rails

Communications & Electrical

- Communal aerial & satellite dish for digitally compatible TV points to living rooms and bedrooms
- Wired home network in living rooms and master bedrooms
- Telephone point to living rooms
- Low energy lighting throughout
- BT Fibre with superfast speeds claimed to be 24 times faster than UK average

Security & peace of mind

- 10yr NHBC Buildmark Warranty
- High security windows and front doors with multi-point locking mechanism
- Facility for wireless alarm within apartments
- Mains fed smoke detectors within apartments
- Fire detection/alarm system in communal areas
- Video entry system to each unit
- Viewer, security chain and doorbell to apartment front doors

Sustainability

- A Rated condensing gas boiler
- Low energy lighting throughout
- Dual flush WCs
- Electric vehicle charging points
- Each apartment EPC rating is B

Management and Maintenance

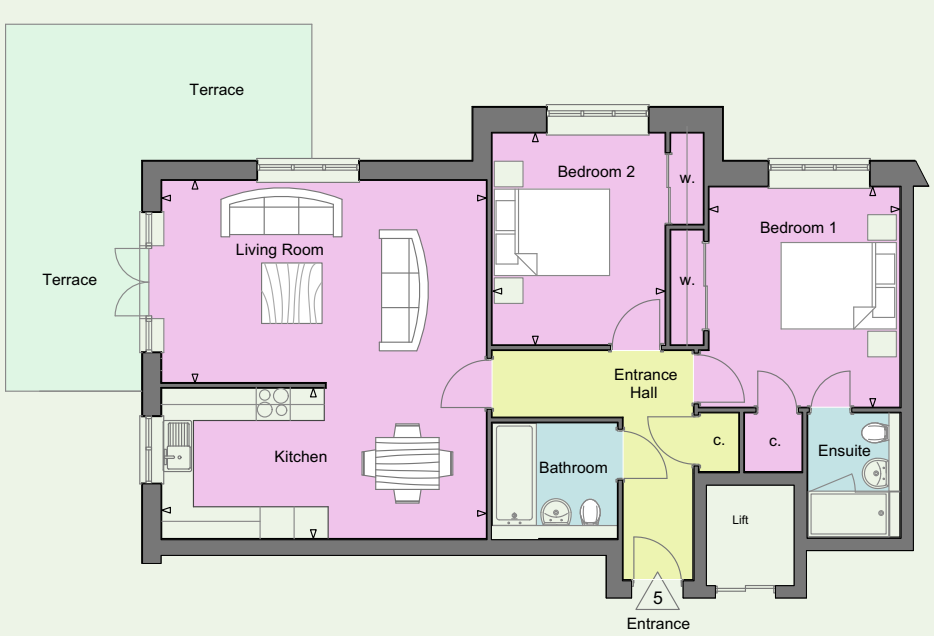
- Local managing agent
- Detailed budget of management services and charges, together with ground rent charges available on request

Communal Areas & Outside

- Private balcony or terrace
- Passenger lift with emergency phone system units 5-15
- Parking for each apartment with visitor spaces
- Fully landscaped private communal gardens
- External lighting
- Cycle shelter & bin store within grounds

Plot 5

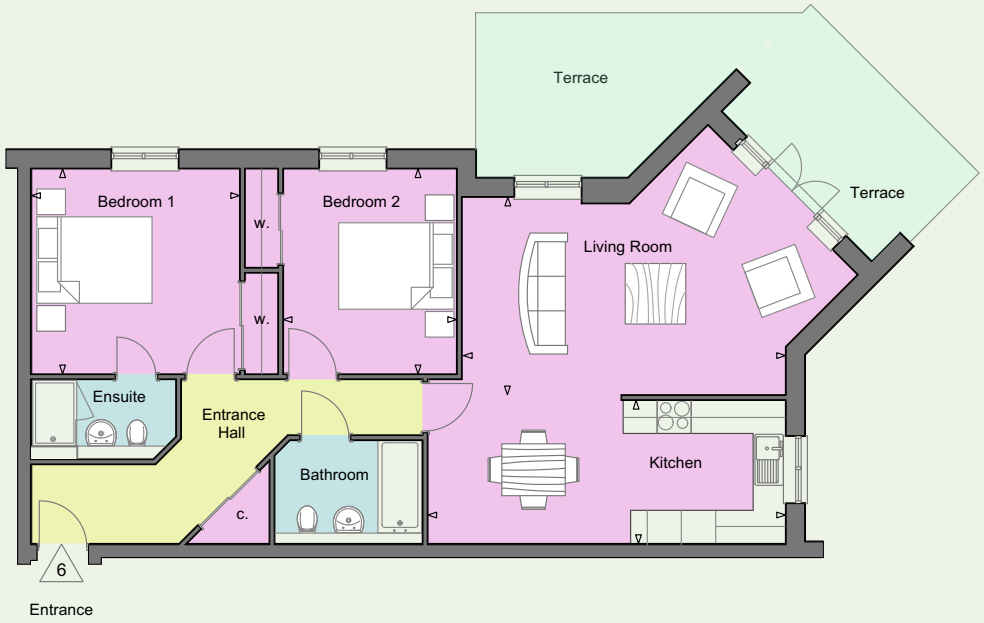
GROUND FLOOR



Room dimensions		
Living room	5.72 x 3.56m	(18'9" x 11'8")
Kitchen dining	5.72 x 2.65m	(18.9" x 8'8")
Bedroom 1	3.88 x 3.36m	(12'9" x 11'0")
Bedroom 2	3.73 x 3.05m	(12'3" x 10'0")

Plot 6

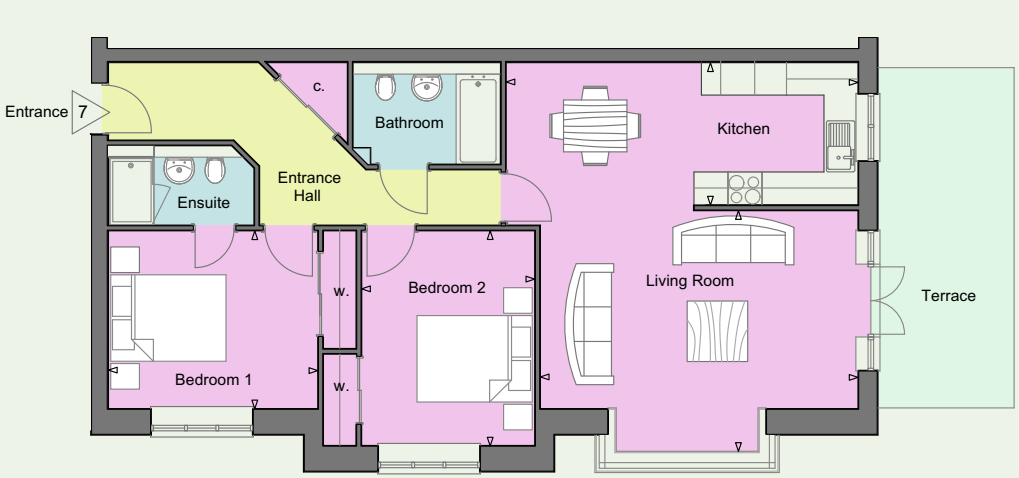
GROUND FLOOR



Room dimensions		
Living room	5.70 x 3.48m	(18'8" x 11'5")
Kitchen dining	6.30x 2.52m	(20'8" x 8'3")
Bedroom 1	3.66 x 3.61m	(12'0" x 11'10")
Bedroom 2	3.61 x 3.05m	(11'10" x 10'0")

Plot 7

GROUND FLOOR

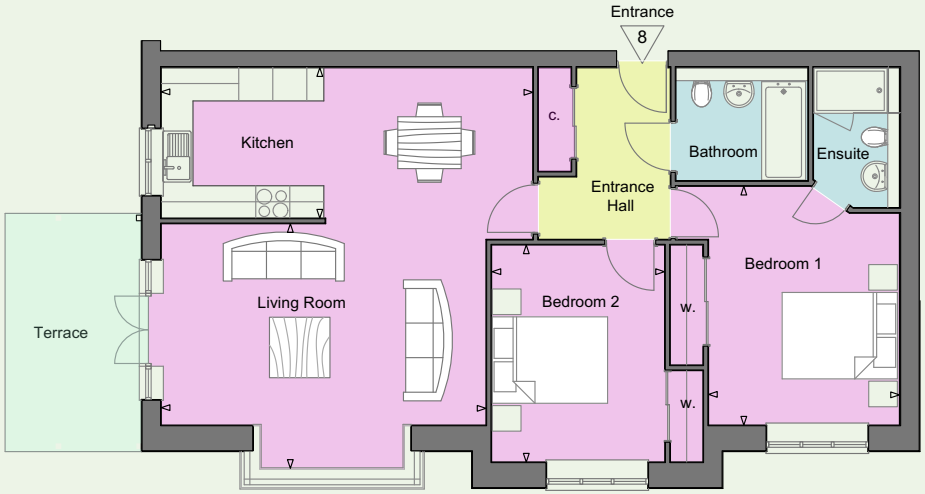


Room dimensions

Living room	5.60 x 4.24m	(18'4" x 13'11")
Kitchen dining	6.20 x 2.51m	(20'4" x 8'3")
Bedroom 1	3.69 x 3.15m	(12'1" x 10'4")
Bedroom 2	3.78 x 3.05m	(12'5" x 10'0")

Plot 8

GROUND FLOOR

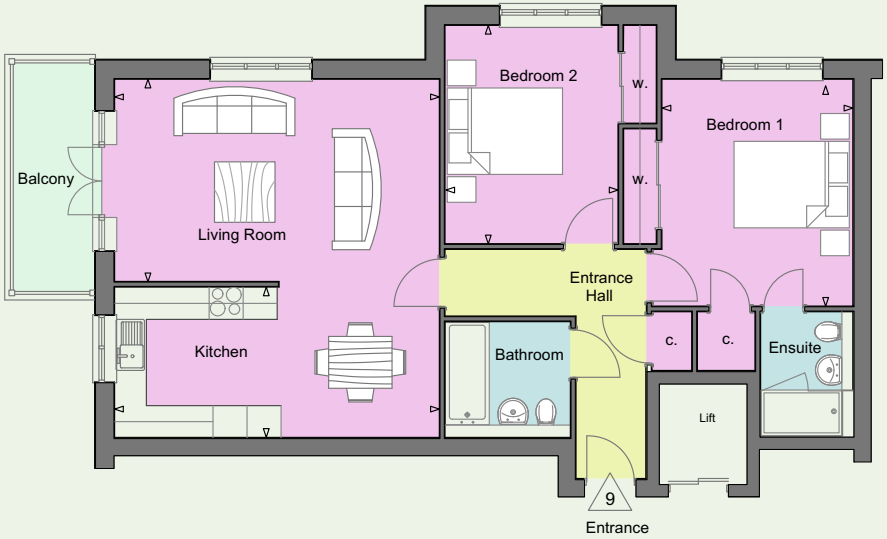


Room dimensions

Living room	5.72 x 4.30m	(18'9" x 14'1")
Kitchen dining	6.55 x 2.65m	(21'6" x 8'8")
Bedroom 1	4.21 x 3.36m	(13'10" x 11'0")
Bedroom 2	3.82 x 3.05m	(12'6" x 10'0")

Plot 9

FIRST FLOOR

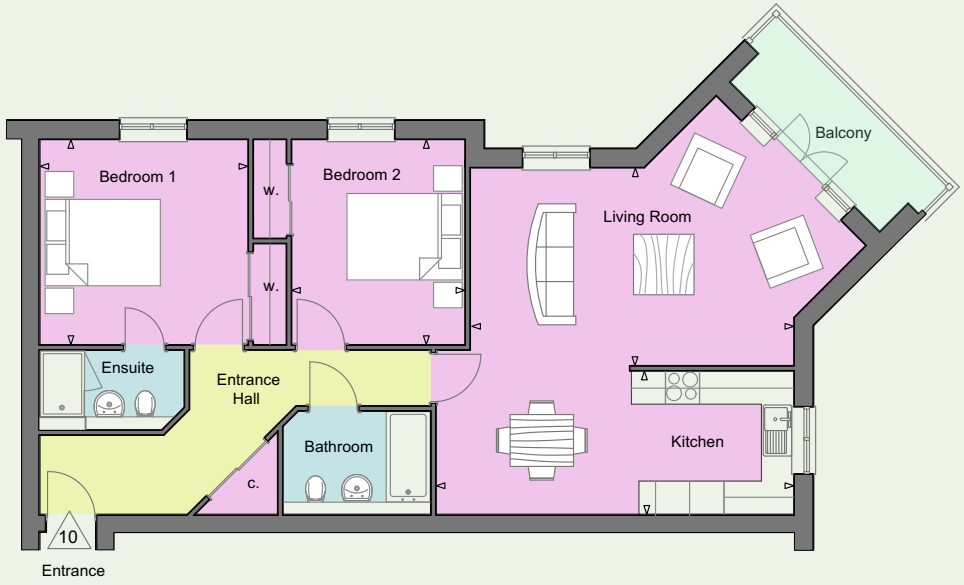


Room dimensions

Living room	5.72 x 3.56m	(18'9" x 11'8")
Kitchen dining	5.72 x 2.65m	(18'9" x 8'8")
Bedroom 1	3.88 x 3.36m	(12'9" x 11'0")
Bedroom 2	3.85 x 3.05m	(12'7" x 10'0")

Plot 10

FIRST FLOOR

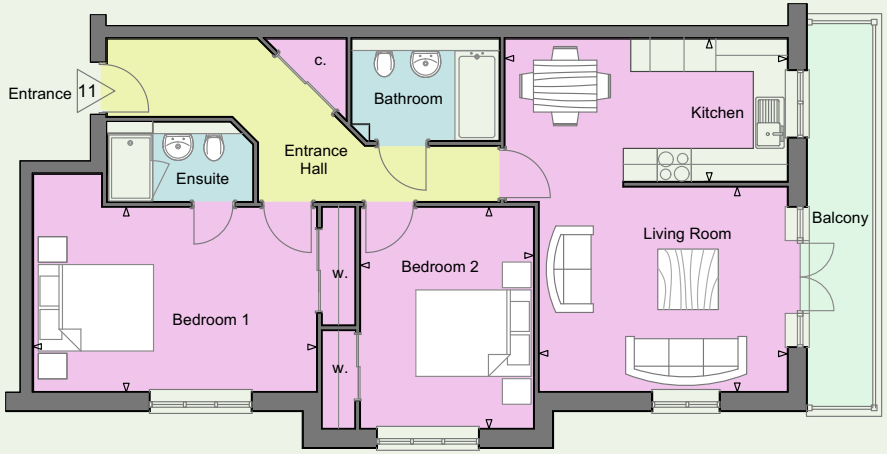


Room dimensions

Living room	5.70 x 3.48m	(18'8" x 11'5")
Kitchen dining	6.30 x 2.52m	(20'8" x 8'3")
Bedroom 1	3.66 x 3.61m	(12'0" x 11'10")
Bedroom 2	3.61 x 3.05m	(11'10" x 10'0")

Plot 11

FIRST FLOOR

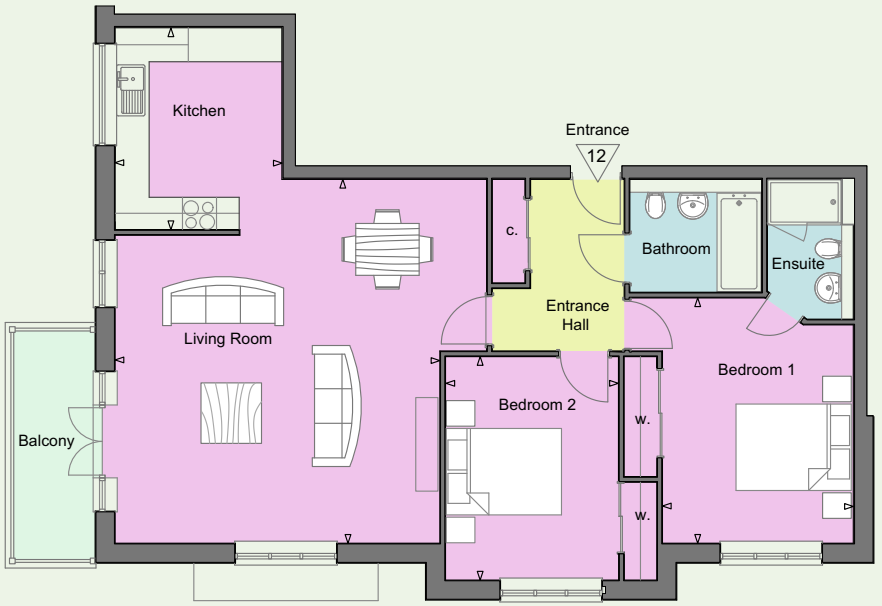


Room dimensions

Living room	4.37 x 3.60m	(14'4" x 11'10")
Kitchen dining	4.97 x 2.51m	(16'4" x 8'3")
Bedroom 1	4.99 x 3.25m	(16'4" x 10'8")
Bedroom 2	3.90 x 3.05m	(12'9" x 10'0")

Plot 12

FIRST FLOOR

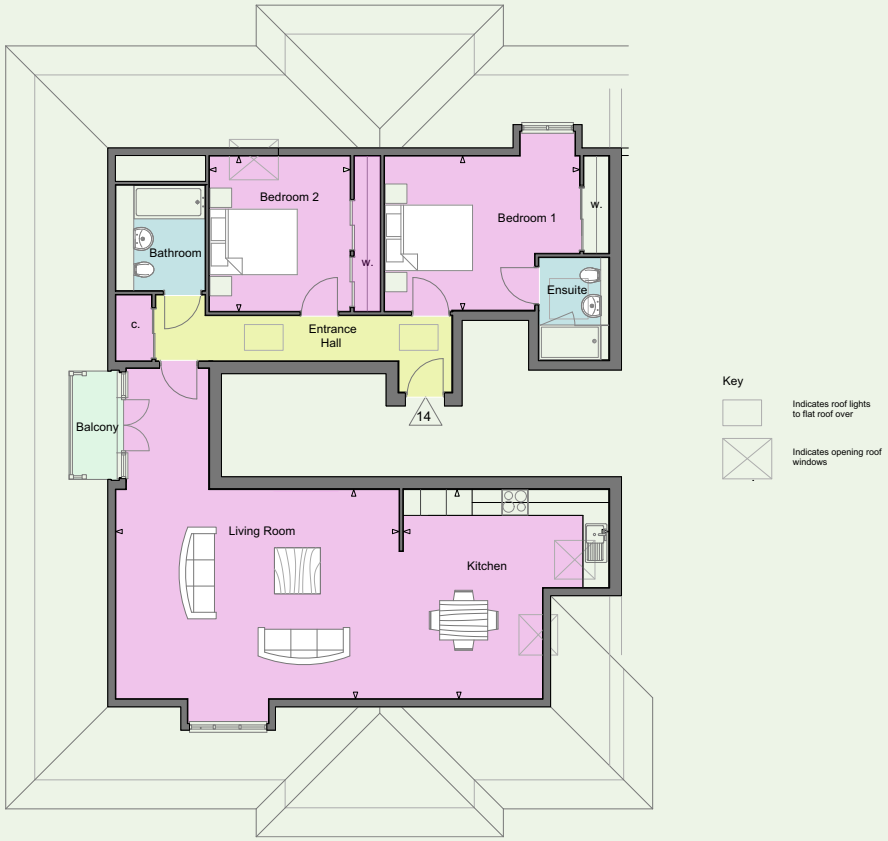


Room dimensions

Living/dining room	6.41 x 5.72m	(21'0" x 18'9")
Kitchen	3.56 x 2.94m	(11'8" x 9'8")
Bedroom 1	4.32 x 3.36m	(14'2" x 11'0")
Bedroom 2	3.94 x 3.05m	(12'11" x 10'0")

Plot 14

FIRST FLOOR

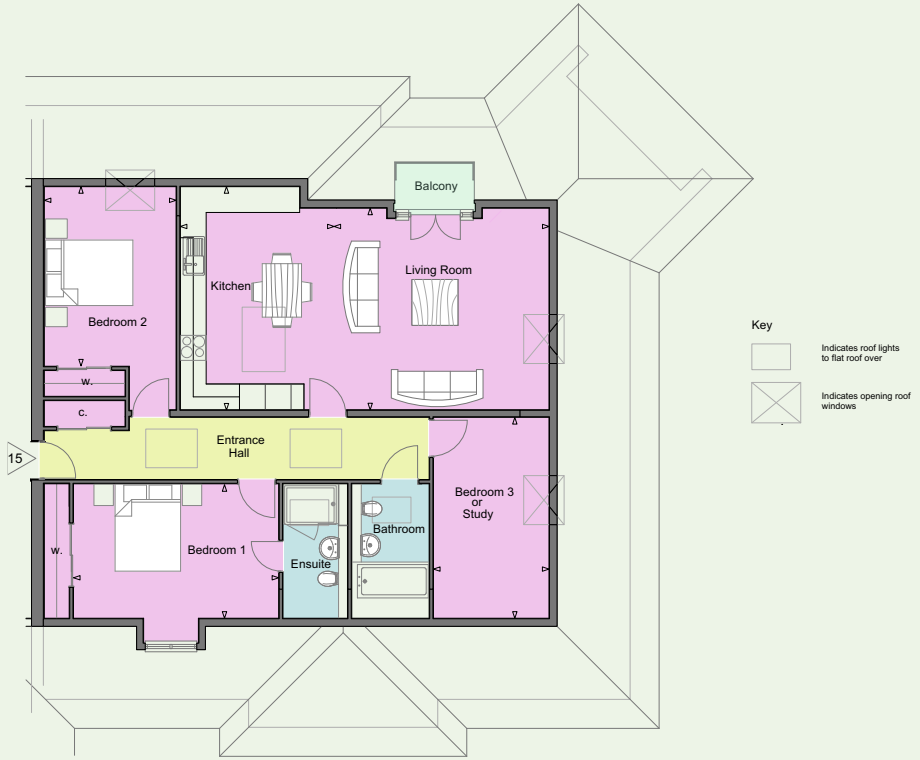


Room dimensions

Living room	6.58 x 4.86m	(21'7" x 15'0")
Kitchen dining	4.86 x 4.77m	(15'11" x 15'0")
Bedroom 1	4.54 x 3.61m	(14'11" x 11'0")
Bedroom 2	3.61 x 3.27m	(11'10" x 10'0")

Plot 15

FIRST FLOOR



Room dimensions

Living room	5.00 x 4.69m	(16'5" x 15'0")
Kitchen dining	5.19 x 3.57m	(17'0" x 11'0")
Bedroom 1	4.77 x 3.13m	(15'8" x 10'0")
Bedroom 2	4.17 x 3.06m	(13'8" x 10'0")
Study	4.67 x 2.69m	(15'4" x 8'0")

Perfectly located

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