

Wells Place

WEST CHILTINGTON

An outstanding and well-proportioned cottage, which has been completely renovated to Globe Estates' high standards with an outstanding finishing specification.

Offering a lounge, together with a spacious kitchen with dining area, two bedrooms, bathroom & cloakroom. A contemporary interior design within Arts & Crafts styling and surrounded by beautifully landscaped gardens with private parking. It also has two terraces and a favourable south-west aspect.

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.



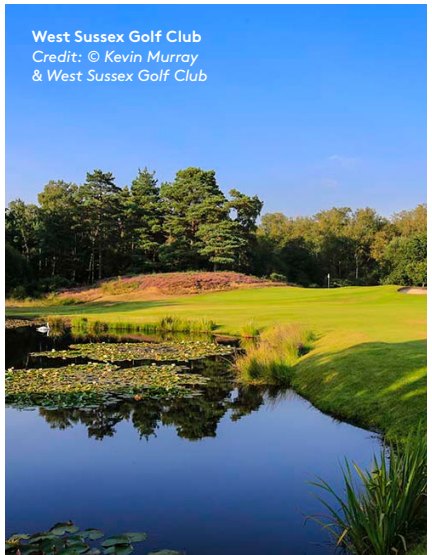
Nyetimber vineyards



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

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 both bedrooms
- Satin finish to internal woodwork

Kitchen

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

Bathroom & cloakroom

- Villeroy and Boch white suites with chrome fittings
- WCs with concealed cistern and soft close seat
- Thermostatic shower over bath with glass shower screen
- Porcelanosa ceramic tiles
- Mirrors incorporating shaver socket & light

Heating, insulation & comfort

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

Communications & electrical

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

Security & peace of mind

- Professional Consultant's Certificate offering a 6-year warranty
- High security windows and front door with multi-point locking mechanism
- Facility for wireless alarm
- Mains fed smoke detectors
- Video doorbell

Sustainability

- A Rated condensing gas boiler
- A Rated or above kitchen appliances
- Low energy lighting throughout
- Dual flush WCs
- Electric vehicle charging point with online payment package available

Management and maintenance

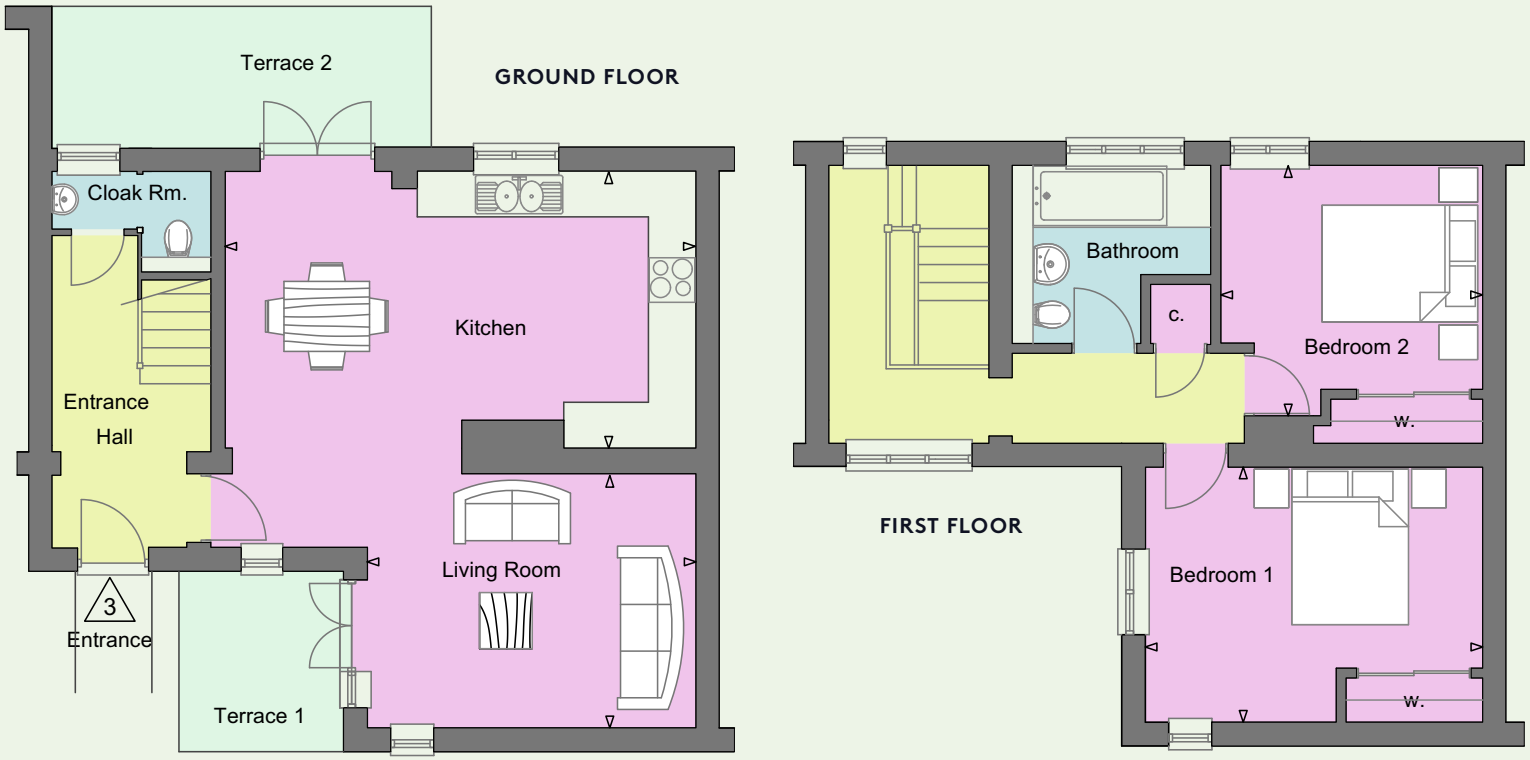
- Local managing agent appointed to oversee the communal areas (private driveway, parking areas & cycle/bin stores etc.)
- Detailed budget of management services and charges available on request

Communal areas & outside

- Private parking for each property in addition to visitor spaces
- Electric vehicle charging to each private parking space
- External lighting
- Cycle shelter & bin store within grounds

Plot 3

GROUND & FIRST FLOOR



Room dimensions

Living room	4.29 x 3.32m	(14'1" x 10'10")
Kitchen dining	6.15 x 3.62m	(20.2" x 11'10")
Bedroom 1	4.40 x 3.33m	(14'5" x 10'11")
Bedroom 2	3.42 x 3.27m	(11'3" x 10'9")



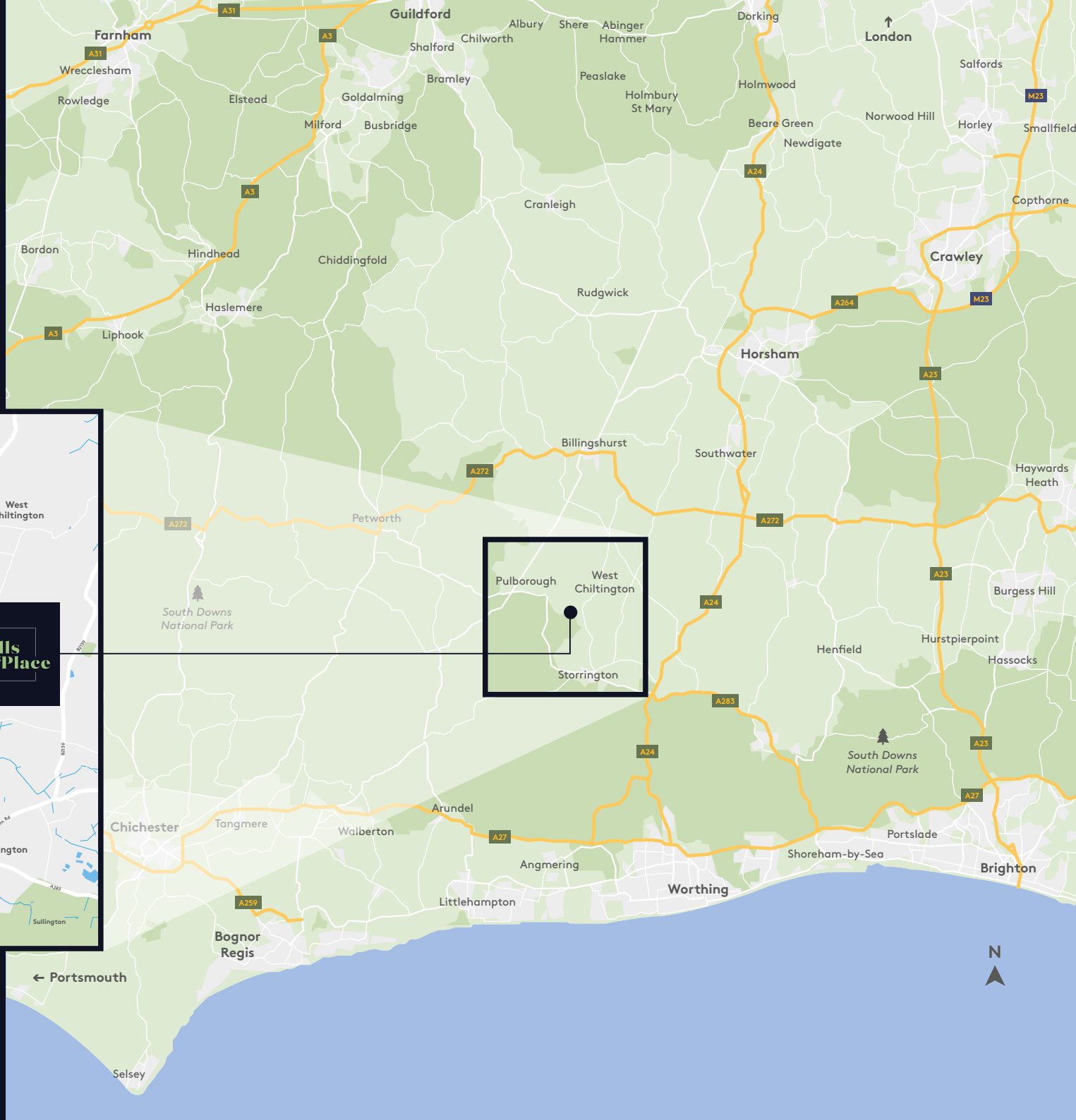




Perfectly located

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