



East View Harbolets Road, West Chiltington - RH20 2LG

Guide Price £650,000

 **Henry Adams**
estate agents

East View, Harbolets Road, West Chiltington

- A detached family home with three double bedrooms plus a versatile loft room
- Generous sitting room with wood burner and French doors to garden, separate dining room with garden access
- Contemporary kitchen with breakfast bar
- Stylish family bathroom, en-suite to main and ground floor cloakroom
- Additional one bedroom annexe
- Large patio area, pergola, west facing garden
- Lovely countryside views
- No forward chain
- Plot extending to 0.35 of an acre
- Additional land with stabling available under separate negotiation

East View is a beautifully presented family home with generous grounds, located in an idyllic rural position.

The property offers three spacious double bedrooms, with a fourth versatile room in the loft, ideal as an additional bedroom or storage space. A fourth bedroom is provided within the annexe. The principal suite benefits from a modern en-suite, while a stylish family bathroom serves the first floor.

Downstairs, the generous sitting room enjoys French doors opening directly onto the new patio, creating a seamless link to the garden for entertaining. The separate dining room also offers access to the garden, while the contemporary kitchen is fitted with a breakfast bar for casual dining. A ground floor cloakroom completes the accommodation.

Outside

The recently laid patio with integrated **koi carp pond** extends beneath a covered pergola, creating a sociable outdoor living and entertaining space, the plot of the property extends to 0.35 acre.

The parking area lies to the front of the house. The property is fully enclosed with post and rail fencing.

A range of **outbuildings** provide flexible use, with the largest suitable as ancillary accommodation, a garden studio, or work-from-home office. Additional storage is available via a dedicated garden store and two further sheds.

Under separate negotiation there is the opportunity to purchase additional land with three stables, a loose box and tack room, together with a generous yard. The adjacent paddock has been ploughed and reseeded, with the whole plot extending to approximately 1.66 acres.

Situation

East View occupies a tranquil rural position, conveniently located between West Chiltington (2.2 miles), Billingshurst (under 4 miles), and Pulborough (5.5 miles). The area is well served by an extensive network of footpaths and bridleways, ideal for walking and riding. Billingshurst provides a variety of local shops, primary and secondary schools, and a mainline railway station with services to London Victoria. Pulborough offers further amenities including two supermarkets, a health centre, and another railway station. The larger market town of Horsham lies approximately 11 miles away.

Council Tax band: F

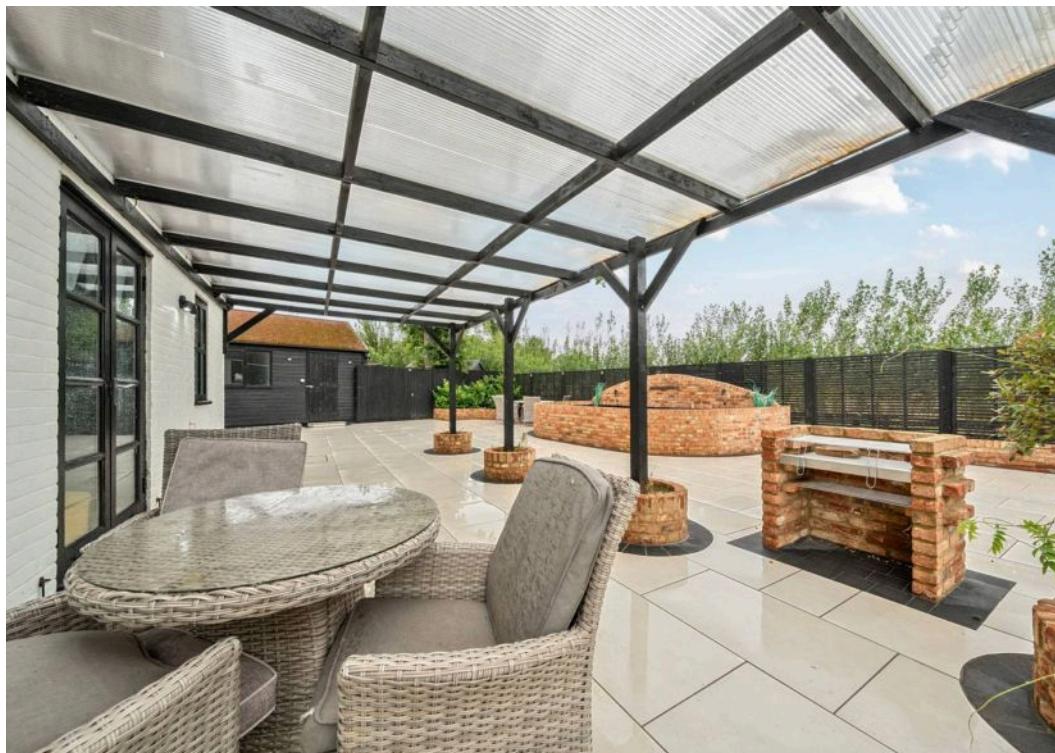
Tenure: Freehold

EPC Energy Efficiency Rating: D

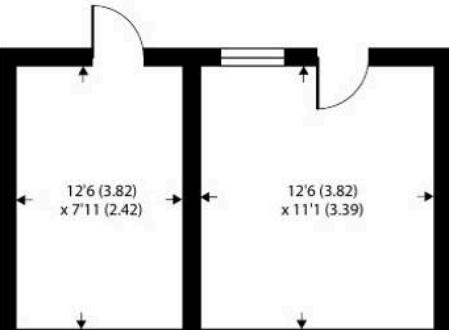
EPC Environmental Impact Rating: E



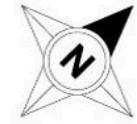








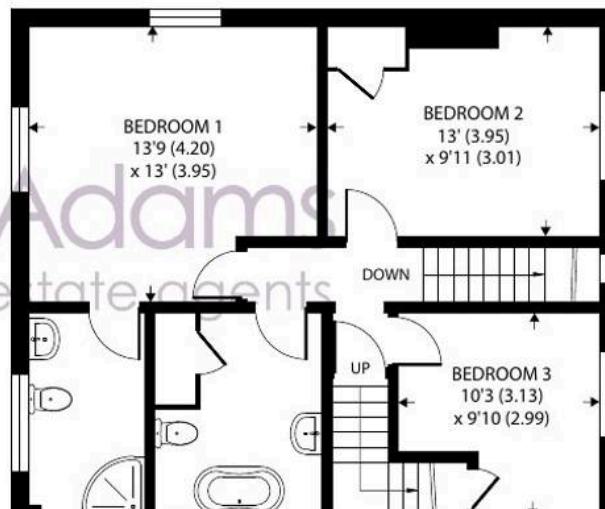
OUTBUILDING



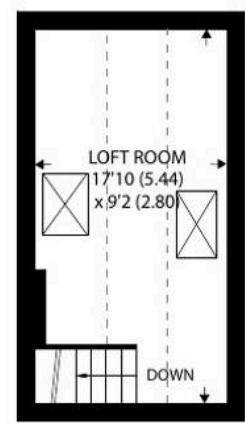
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1333 sq ft / 123.8 sq m

Limited Use Area(s) = 56 sq ft / 5.2 sq m

Outbuilding = 239 sq ft / 22.2 sq m

Total = 1628 sq ft / 151.2 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.