



Milestones | Crossways Park | West Sussex | RH20 2QZ





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£925,000

A beautifully presented four bedroom house, offering spacious and versatile accommodation extending to 2483 sqft delightfully situated within this highly regarded private cul-de-sac in West Chiltington. Accommodation comprises: reception hall, ground floor cloakroom, sitting room with feature Inglenook fireplace with wood burner and bi-folding doors leading to terrace and gardens, superb kitchen/dining room with integrated appliances and granite working surfaces and long central island, ground floor bedroom with en-suite, 2nd ground floor reception/bedroom with en-suite, uPVC conservatory, first floor galleried landing with two large double bedrooms with built-in wardrobe cupboards, large family bathroom. Outside, there is extensive driveway parking with secluded gardens and terrace.

- Substantial chalet style house
- Extending to 2483 sqft
- Highly regarded private cul-de-sac
- Four Bedrooms
- Sitting Room with feature Inglenook
- Superb Kitchen/Dining Room
- Integrated appliances
- Ground Floor Bedroom with En-suite
- Bedroom 4/reception with En-suite
- uPVC Conservatory
- Spacious Galleried Landing
- Two first floor Bedrooms
- Spacious Family Bathroom
- Gas Central Heating
- Driveway with extensive parking area
- Attractive secluded gardens





Entrance Double glazed bespoke oak panelled front door to:

Reception Hall Tiled flooring, understairs storage cupboards, radiator, telephone point.

Ground Floor Cloakroom Inset wash hand basin, low level flush w.c., radiator, part tiled walls.

Sitting Room 20' 5" x 19' 7" (6.22m x 5.97m) Inglenook fireplace with ornamental bread oven, cast iron wood burning stove and oak mantel with tiled hearth, two radiators, bi-folding doors leading to terrace and gardens, concealed spot lighting.

Kitchen/Dining Room 20' 6 maximum" x 20' 5 maximum" (6.25m x 6.22m) Bespoke fitted range of wall and base units, granite working surfaces with groove drainer and one and a half bowl sink and swan neck mixer tap, integrated appliances comprising: fan assisted oven, microwave, dishwasher and fridge/freezer, large central breakfast island with granite surface and range of pan drawers and cupboards under with under-seating, tiled flooring, two radiators, triple aspect glazed windows, concealed spot lighting, uPVC door to side access.

Inner Hallway Leading to:

Utility Room 7' 4" x 6' 9" (2.24m x 2.06m) Stainless steel single drainer sink unit, range of working surfaces, wall-mounted cupboards, space and plumbing for washing machine space for tumble dryer and fridge/freezer.

Ground Floor Bedroom One 19' 8" x 13' 9 maximum" (5.99m x 4.19m) Range of floor to ceiling bespoke fitted wardrobe cupboards with sliding mirrored doors and fitted drawers, one vertical radiator, uPVC triple glazed windows, oak flooring, door to:

En-Suite Shower Room Walk-in double shower with fitted shower attachment with sliding glass and chrome screen and overhead soaker, recessed toiletries area, low level flush w.c., wash hand basin with toiletries cupboards under, heated chrome towel rail, extractor fan, wall-mounted mirrored cabinet, underfloor heating.

Ground Floor Reception Room/Bedroom Four 15' 3" x 10' 9" (4.65m x 3.28m) Built-in shelving, door leading to:

En-Suite Bathroom Inset bath with monobloc chrome taps with shower attachment, fully tiled walls, inset wash hand basin with toiletries drawer under, enclosed separate shower cubicle with overhead soaker, fully tiled.

Conservatory 12' 6" x 10' 2" (3.81m x 3.1m) Tiled flooring, large lantern roof, concealed spot lighting, sliding double doors leading to terrace and gardens, underfloor heating.

Stairs to:

Spacious Galleried First Floor Landing Area Extensive range of built-in storage cupboards, radiator, triple glazed window, shelved linen cupboard housing Megaflow system.

First Floor Bedroom Two 19' 1" x 13' 8" (5.82m x 4.17m) Radiator, dual aspect uPVC triple glazed windows, concealed spot lighting, built-in wardrobe cupboards.

First Floor Bedroom Three 16' 3" x 13' 6" (4.95m x 4.11m) Dual aspect uPVC triple glazed windows, radiator, built-in wardrobe cupboards.

Family Bathroom 14' 6" x 13' 5" (4.42m x 4.09m) Free-standing stone bath with chrome tap and separate shower attachment, push flow w.c., inset wash hand basin with toiletries drawer under, wall-mounted bathroom cabinet, uPVC triple glazed windows, concealed spot lighting, heated chrome towel rail, enclosed shower with glass and chrome screen with overhead soaker and separate shower attachment with monobloc taps and recessed toiletries area, tiled flooring.

Outside

Front Garden Five bar wooden gate leading to extensive driveway area and parking for several vehicles with shaped lawned areas, screened by hedging and walling, side access with rose garden.

Rear Garden Large paved terrace with raised lawned area and side terrace with attractive flower and shrub borders, rockery with ornamental pond, screened by hedging with further large paved patio area.

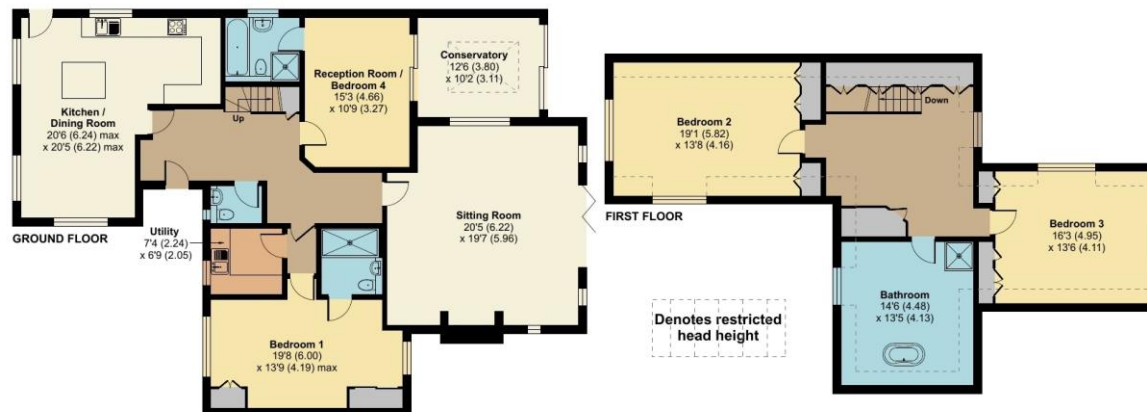
Location Located within the picturesque location of West Chiltington with its local store/post office at Haglands Lane just a short distance away. West Chiltington has three established vineyards, with Nutbourne more well known locally. Further into the old historic village of West Chiltington there is the 11th century Church and popular primary school and a further local store/post office. The nearby villages of Storrington and Pulborough, each only roughly 3.5 miles distant, offer a great range of local shops, including Waitrose, Costa Coffee and sports facilities at the Chanctonbury Leisure Centre, as well as a train station at Pulborough on the main Horsham line, with direct services to London. Horsham town centre, to the north, offers further high street shops, entertainment, recreational facilities and a swimming pool. And the A24 gives road commuter access north and southwards to the coast, and to Gatwick Airport.

EPC Rating: Band C



Milestones, Crossways Park, West Chiltington, Pulborough, RH20

Approximate Area = 2483 sq ft / 230.6 sq m
 Limited Use Area(s) = 202 sq ft / 18.7 sq m
 Total = 2685 sq ft / 249.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Fowlers Estate Agents, REF: 1252034



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