



9 Chestnut Drive

Thakeham, Pulborough, West Sussex, RH20 3QX

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Alex Harvey
A passion for property

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A beautifully presented, three-bedroom detached home, situated on a generous plot with driveway parking. Located on a modern estate, in the semi-rural village of Thakeham, just a short drive from Pulborough with amenities, shops and mainline railway station.

- THREE DOUBLE BEDROOMS
- TWO BATH/SOWER ROOMS
- MODERN KITCHEN/DINING ROOM
- FULLY FENCED GARDEN WITH OUTBUILDING
- DRIVEWAY PARKING
- SEMI-RURAL VILLAGE LOCATION



This imposing, double-fronted home offers surprisingly spacious accommodation arranged over two floors, set on one of the larger plots in the development with driveway parking.

The welcoming hallway provides access to the sitting room, stairwell to the first floor, kitchen/dining room, and downstairs cloakroom. The dual aspect sitting room is a lovely bright space with wood-effect flooring and sliding double doors that lead out to the garden.

The dual aspect kitchen/dining room is a particular feature of this home, with practical yet stylish tiled flooring and plenty of natural light from the sliding doors. The kitchen is fitted with modern units with quartz worktops and finished with under-unit lighting. Appliances include split-level oven and microwave, a five-ring gas hob with extractor over, and integrated dishwasher, fridge, and freezer.

The winding stairwell leads to the first-floor landing providing access to all three double bedrooms, airing cupboard, and the family bathroom. Bedroom one has the benefit of built-in wardrobes and an en-suite shower room. The modern family bathroom has been fitted with a white suite comprising panelled bath, floating basin unit with storage, close-coupled WC, and walk-in shower cubicle.

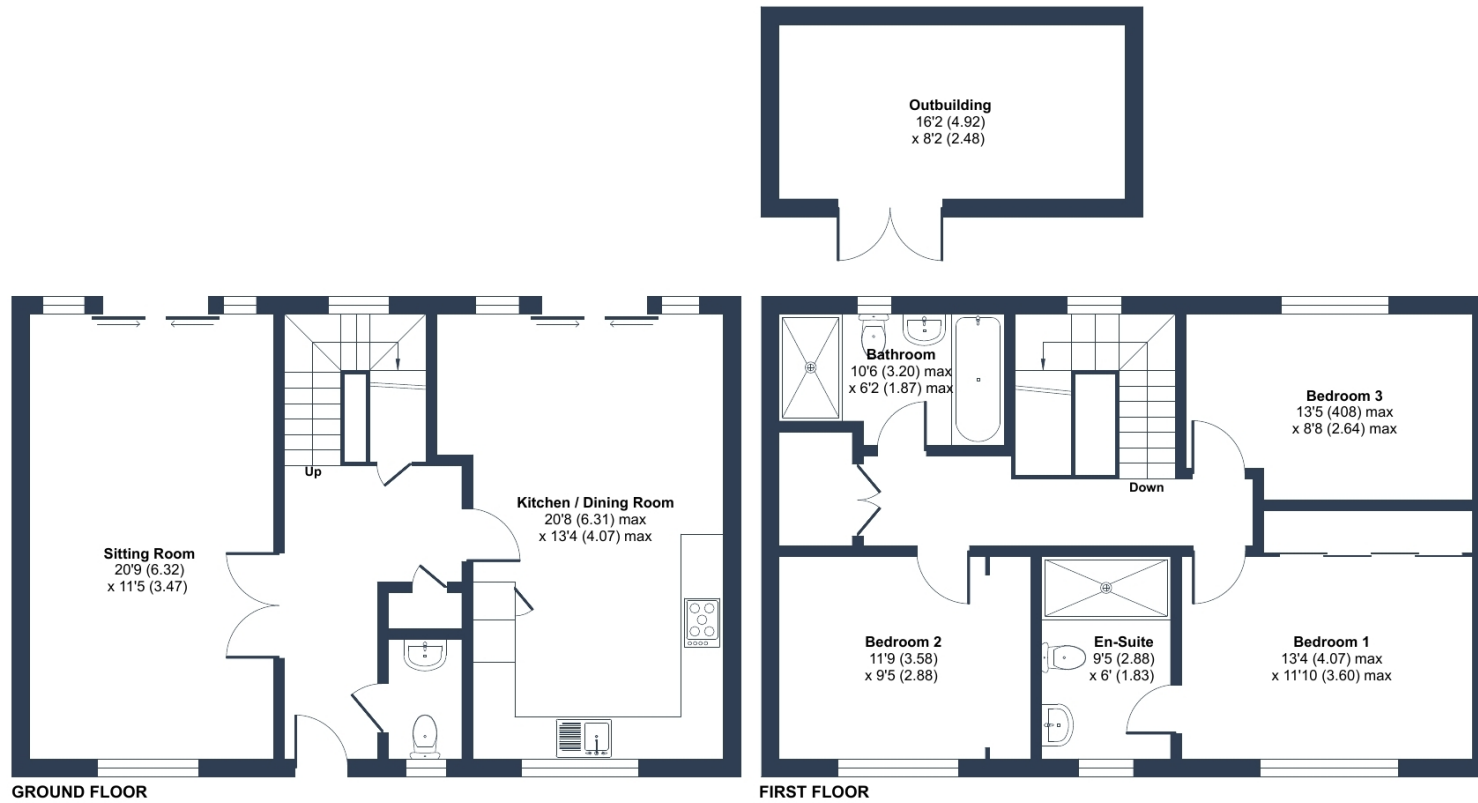


OUTSIDE

The property is approached via a pathway to the front door with a lawned front garden with low-level shrubs. To the side is a driveway with parking for up to three cars. A side gate leads to the rear garden which is fully fenced and mainly laid to lawn with a paved pathway leading to the 16'2 x 8'2 outbuilding. The generous patio to the rear of the property offers plenty of space for garden furniture, ideal for alfresco dining.

Thakeham is a village and civil parish located north of the South Downs, in the Horsham District of West Sussex. The village has a public house, Norman Church, village hall, primary school and new cricket ground. More comprehensive facilities including schools, banks and shops are approximately 3 miles distant, in the village of Storrington.





Approximate Area = 1340 sq ft / 124.4 sq m

Outbuilding = 131 sq ft / 12.1 sq m

Total = 1471 sq ft / 136.5 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). © nlcocom 2025. Produced for Alex Harvey Estate Agents. REF: 1348657

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

Services

Electricity, mains gas, water and mains drainage are currently connected to the property.
Council Tax Band F. EPC-B. Agents Note: An annual service charge is payable for this property.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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