



April Cottage Westside, Tillington, West Sussex, GU28 9AL

Offers in the Region of £565,000





April Cottage, Tillington

Freehold / EPC: D / Council Tax Band: E

- No Onward Chain
- Three Bedrooms / Two Bathrooms
- In Need of Updating
- Private Driveway & Single Garage
- Versatile Accommodation
- Sitting Room with Open Fireplace
- Separate Utility and Study

April Cottage is a charming detached chalet bungalow, originally built in the 1930s, offering spacious and adaptable accommodation in a tranquil setting. The property boasts a secluded west-facing rear garden, perfect for enjoying peaceful outdoor living. Upon entering, the front door opens to a welcoming hall leading to a double-aspect sitting room, dining room, study, and kitchen. The ground floor features two double bedrooms and a shower room, providing comfortable living spaces.

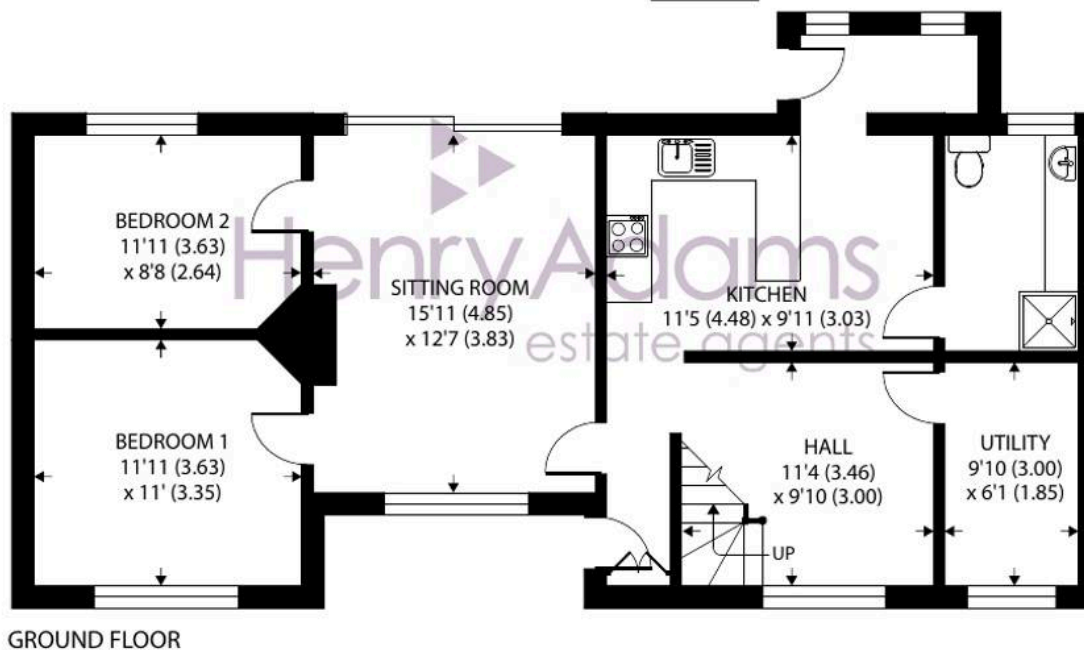
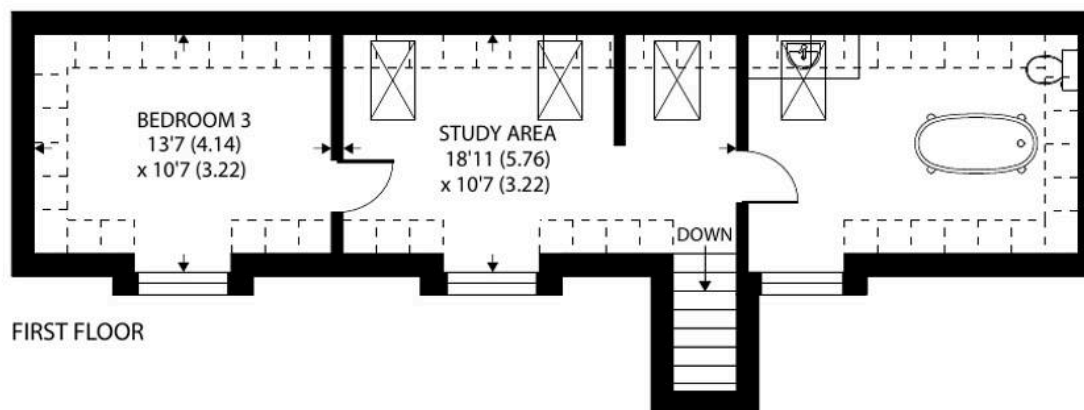
Stairs from the dining room ascend to the first floor, where an open-plan sitting room/occasional bedroom 4, a third double bedroom, and a large family bathroom await. The property benefits from oil-fired central heating and double-glazed windows, ensuring warmth and energy efficiency throughout.

To the front, a wide brick-paved parking area offers ample space for vehicles, while the garden, mainly laid to lawn and bordered by mature hedges, enhances the property's curb appeal. At the rear, a pergola-shaded terrace with steps leads down to the secluded garden, featuring well-stocked shrub borders and mature trees, ideal for relaxation or entertaining. A detached single garage and garden shed provide useful storage.





Denotes restricted
head height



Approximate Area = 1277 sq ft / 118.6 sq m
Limited Use Area(s) = 136 sq ft / 12.6 sq m
Total = 1413 sq ft / 131.3 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.