



31 Martlets

West Chiltington | West Sussex | RH20 2QB

A detached two bedroom bungalow backing onto open fields and paddocks and located within this highly regarded location of West Chiltington village, situated close to the village shop/post office and village hall. Accommodation comprises: 'L' shaped sitting room/dining room, with the sitting room area having an open fireplace and underfloor heating, kitchen with fan assisted electric oven and hob, two bedrooms with the second bedroom having floor to ceiling wardrobe cupboards, and family bathroom. The rear garden is a feature of the property with the outlook to the rear. The property also benefits from a good sized front garden, off-road parking and garage. The bungalow could benefit from modernisation and updating. No forward chain.

Entrance uPVC double glazed front door to:

Entrance Hall Access to loft space, shelved linen cupboard.

'L' Shaped Sitting Room/Dining Room 26' 4 maximum" x 24' 9 maximum" (8.03m x 7.54m)

Sitting Room Area Open fireplace with brick surround and tiled hearth, dual aspect double glazed windows, underfloor heating.

Dining Area Double glazed windows, door through to:

Kitchen 11' 6" x 11' 4" (3.51m x 3.45m) Range of wall and base units, wood block style working surfaces, fan assisted 'Zanussi' electric oven and four ring electric hob, one and a half bowl stainless steel single drainer sink unit, part tiled walls, space and plumbing for washing machine, shelved larder cupboard housing boiler, double glazed side door to rear garden, large walk-in storage cupboard with air ducted heating system boiler.

Bedroom One 13' 11" x 11' 9" (4.24m x 3.58m) Wall-mounted electric heater, double glazed window overlooking garden.

Bedroom Two 11' 9" x 10' 0" (3.58m x 3.05m) Floor to ceiling built-in wardrobe cupboards, double glazed windows overlooking rear garden.

Bathroom Panelled bath with fitted shower attachment, low level flush w.c., inset wash hand basin with toiletries cupboards under, heated towel rail, fully tiled walls, double glazed windows.

Outside

Front Garden Mainly laid to lawn.

Driveway And Parking Paved driveway parking for several vehicles leading to:

Single Garage 16' 4" x 8' 5" (4.98m x 2.57m) Up and over door.

Rear Garden Being a feature of the property backing onto open fields and paddocks to the rear, large paved area, shaped lawned area, screened by fence panelling and hedging, mature trees and shrubs.

EPC Rating: Band C.



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Martlets, West Chilmington, Pulborough, RH20

Approximate Area = 1095 sq ft / 101.7 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1234 sq ft / 114.6 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Fowler 2024.
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