



Héronslea | Nyetimber Copse | West Chiltington | West Sussex | RH20 2NE

 **FOWLERS**
ESTATE AGENTS



Heronlea

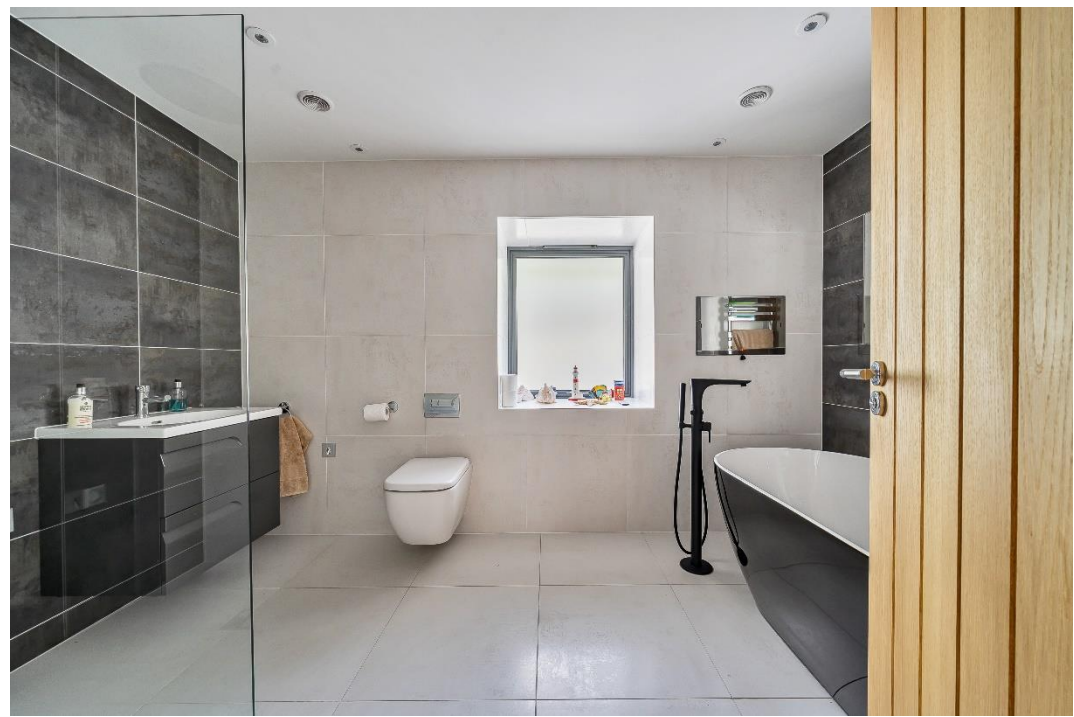
Nyetimber Copse | West Chiltington | West Sussex | RH20 2NE

£975,000

An exceptional detached three bedroom bungalow located within this exclusive private estate in West Chiltington. Internally, the property has been subject to modernisation and extension throughout to a high standard. Internal accommodation extends to 1897 sqft and comprises: impressive reception hall with Karndean flooring, open plan sitting room/dining room with semi-vaulted ceiling and bi-folding doors leading to gardens and sun terrace, superb fitted open plan kitchen with range of 'NEFF' integrated appliances with breakfast room, en-suite to main bedroom and family bathroom. Outside, there are beautiful landscaped gardens to the front with extensive driveway parking leading to an attached double garage, beautiful rear landscaped south facing rear garden offering a high degree of privacy.

- Exclusive Private Estate
- Detached extended Bungalow
- Modernised to a high specification
- Three double Bedrooms
- Impressive Reception Hall
- Superb Open Plan Sitting/Dining Room with vaulted ceiling
- Kitchen/Breakfast Room
- Range of fully integrated 'NEFF' appliances
- Separate detached Utility Room
- Main Bedroom with En-suite
- Family Bathroom
- Extensive driveway Parking
- Attached Double Garage
- Beautiful South aspect landscaped Gardens
- High degree of privacy
- No Forward Chain





Entrance Solid oak front door to:

Reception Hall 15' 5" x 13' 4" (4.7m x 4.06m) Radiator, recessed ceiling with uplighting, built-in storage cupboard, oak style flooring, radiator.

Open Plan Kitchen/Breakfast Room 24' 2 maximum" x 14' 11 into bay" (7.37m x 4.55m)

Extensive range of wall and base units with integrated 'NEFF' appliances including fan assisted twin ovens, microwave, coffee maker, dishwasher, fridge and freezer, wine cooler, pull-out drawer racks, washing machine, quartz working surface with inset 'NEFF' Induction hob with stainless steel extractor over, inset into peninsula breakfast bar with under-seating, inset stainless steel double drainer sink with mixer tap with groove drainer either side, porcelain tiled flooring.

Breakfast Room Area Dual aspect, radiator, double glazed windows.

Open Plan Sitting Room/Dining Room 24' 3 maximum" x 24' 1 maximum" (7.39m x 7.34m)

Sitting Room Area Oak style flooring, two radiators, double glazed windows, concealed spot lighting, leading through to:

Dining Area Feature vaulted ceiling with twin Velux windows, oak style flooring, bi-folding doors with fitted automatic blinds leading to terrace and gardens.

Master Bedroom 24' 6 maximum" x 11' 10 maximum" (7.47m x 3.61m) Semi-vaulted ceiling with three feature double glazed windows, built-in range of wardrobe cupboards, radiator, door to:

En-Suite Shower Room Walk-in shower with glass and chrome screen with large overhead soaker, separate shower attachment and wall-mounted monobloc controls, inset wash hand basin with toiletries drawers under, push flow w.c., recessed display areas and built-in mirrored shelving and downlighting, heated chrome towel rail, tiled flooring with underfloor heating.

Bedroom Two 19' 10 maximum" x 11' 9 maximum" (6.05m x 3.58m) Radiator, double glazed window, concealed spot lighting.

Bedroom Three/Reception Room 12' 6" x 11' 10" (3.81m x 3.61m) Radiator, double glazed windows, concealed spot lighting.

Main Bathroom Free-standing bath with wall-mounted tap and additional shower attachment, push flow w.c., walk-in shower with glass and chrome screen with overhead soaker, push flow w.c., vanity wash hand basin with toiletries drawers under, fully tiled walls, concealed spot lighting, extractor fan, double glazed window, integrated TV, tiled flooring with underfloor heating.

Outside

Front Garden Beautiful raised landscaped areas, enclosed by ranch style fencing, with extensive driveway parking for several vehicles leading to:

Attached Double Garage 16' 2" x 15' 0" (4.93m x 4.57m) Automatic up and over door, housing wall-mounted 'Worcester' boiler and pressurised cylinder, gas and electric meters.

Side Access Area With additional garden area enclosed by Beech hedging, outside water tap.

Separate Detached Utility Room 12' 9 maximum" x 7' 5 maximum" (3.89m x 2.26m) Range of wall and base units, space and plumbing for washing machine, quartz working surfaces and inset sink, space for tumble dryer, tiled flooring, double glazed window.

Rear Garden South aspect rear garden offering a high degree of privacy with large stone paved terraced area with uplighting and steps down to shaped lawned area with flower and shrub borders, further side paved section of garden with metal storage shed.

EPC Rating: Band C



Heronslea, Nyetimber Copse, West Chiltington, Pulborough, RH20

Approximate Area = 1897 sq ft / 176.2 sq m
 Garage = 242 sq ft / 22.4 sq m
 Outbuilding = 91 sq ft / 8.4 sq m
 Total = 2230 sq ft / 207.1 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). © nichcom 2025. Produced for Fowlers Estate Agents. REF: 1320177



"We'll make you feel at home..."



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowlersonline.co.uk

storrington@fowlersonline.co.uk 01903 745844

Managing Director:
Marcel Hoad MRICS

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.