



12 Haglands Copse | West Chiltington | West Sussex | RH20 2QW

 **FOWLERS**
ESTATE AGENTS



12 Haglands Copse

West Chiltington | West Sussex | RH20 2QW

£699,950

An individual three bedroom detached bungalow, occupying this generous sized plot of 0.29 of an acre within this highly regarded cul-de-sac, close to the local shop and post office. Internally, the accommodation extends to 1244sqft comprising: entrance hall with wood block flooring, open plan sitting room with French doors leading to terrace, kitchen with integrated appliances, utility room, en-suite to main bedroom and family bathroom. Outside, there is driveway parking to the front leading to an attached double garage with generous secluded south aspect gardens. The property is offered for sale with no forward chain.

- Individual detached Bungalow
- Occupying 0.29 of an acre
- Utility Room
- Home office/Studio
- Highly regarded cul-de-sac
- Entrance Hall with parquet flooring
- Main Bedroom with En-suite
- Secluded south aspect gardens
- Close to local shop and post office
- Sitting Room/Dining Room
- Family Bathroom
- Attached Double Garage
- Three Bedrooms
- Kitchen with integrated appliances
- Gas Central Heating
- No Forward Chain

Entrance Double glazed front door to:

Enclosed Entrance Porch Radiator, double glazed windows, part glazed door to:

Entrance Hall Radiator, parquet wood flooring, access to loft space, large coat cupboard, shelved linen cupboard housing copper cylinder.

Sitting Room/Dining Room 22' 6 maximum" x 15' 10 into bay" (6.86m x 4.83m) Three radiators, double glazed square window bay with French doors leading to terrace and gardens.

Kitchen 13' 0" x 8' 5" (3.96m x 2.57m) Range of wall and base units with under-lighting, dual gas and electric hob with extractor over, range of Corian working surfaces with groove drainer, one and half bowl sink unit, space and plumbing for dishwasher, part tiled walls, double glazed windows overlooking rear garden, built-in fan assisted dual oven, recessed area suitable for housing fridge/freezer, further built-in cupboard with pull-out drawer rack, tiled flooring, built-in carousel unit, part glazed door leading to:

Utility Room 9' 2" x 5' 2" (2.79m x 1.57m) Stainless steel single drainer sink unit with storage cupboards under, space and plumbing for washing machine, wall-mounted 'Worcester' boiler (2 years old), double glazed window, eye-level cupboards, double glazed door leading to side section of garden.

Bedroom One 13' 0" x 12' 0" (3.96m x 3.66m) Double glazed windows, radiator, built-in wardrobe cupboard, door leading to:

En-Suite Shower Room Shower area with fitted independent shower unit, low level flush w.c., wall-mounted wash hand basin, fully tiled walls, heated chrome towel rail, extractor fan, double glazed window.

Bedroom Two 16' 11" x 10' 7" (5.16m x 3.23m) Radiator, double glazed window.

Bedroom Three 10' 4" x 9' 0" (3.15m x 2.74m) Radiator, double glazed window.

Family Bathroom Inset bath with fitted independent 'Mira' shower unit, low level flush w.c., pedestal wash hand basin, heated chrome towel, tiled flooring, fully tiled walls, double glazed window.

Outside

Front Garden Shaped lawned area with attractive flower and shrub borders, stone paving and steps leading to raised paved area, additional lawned section of garden to the side, outside EV charger, tarmac driveway with parking area leading to:

Attached Large Double Garage 22' 0 maximum" x 18' 7 maximum" (6.71m x 5.66m) Automatic door, power and light, small workshop area.

Rear Garden Being a feature of the property being predominantly south facing with paved raised terraced area, steps down to formal lawned area, offering a high degree of privacy, screened by hedging and mature trees, double skinned, timber **Home office/Studio** of 11'10 x 11'10 which is fully insulated with electricity and internet, **timber storage shed** of 10' x 6'9, greenhouse, Apple trees, outside power supply, outside water tap.

EPC Rating: Band C.





Haglands Copse, West Chiltington, Pulborough, RH20

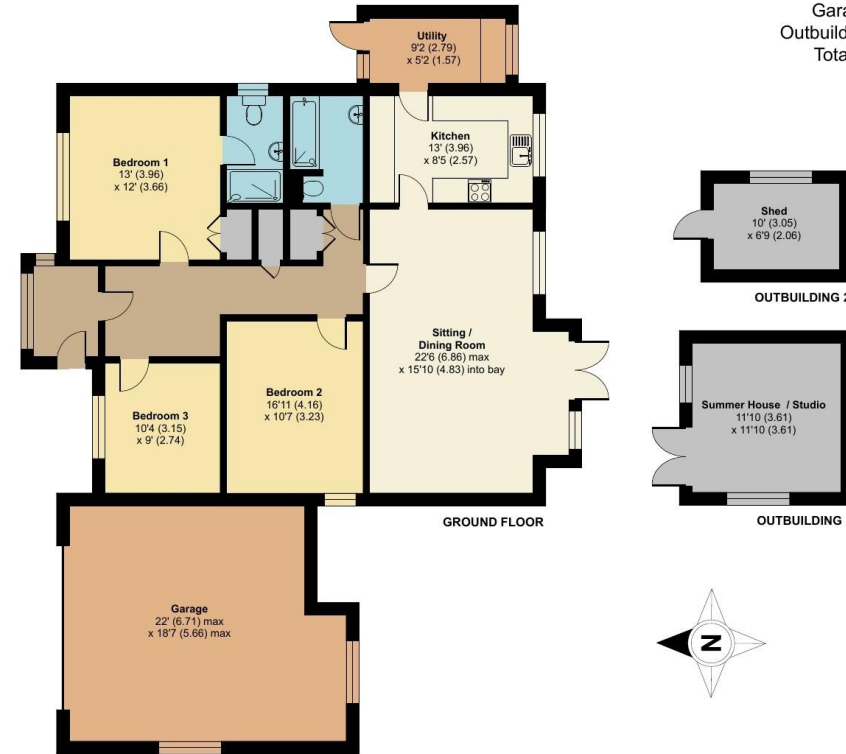
Approximate Area = 1244 sq ft / 115.5 sq m

Garage = 381 sq ft / 35.3 sq m

Outbuilding = 208 sq ft / 19.3 sq m

Total = 1838 sq ft / 170.7 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). © nitchecom 2025. Produced for Fowlers Estate Agents. REF: 1356728



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



Managing Director:
Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

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