





Offers Over £1,150,000 Freehold

Beautifully updated and improved detached chalet bungalow in elevated position with view over towards the South Downs



- ▶ **Stunning kitchen / dining / family room with bi-folds to terrace**
- ▶ **Sitting room with feature fire place overlooking terrace**
- ▶ **Main bedroom with en-suite**
- ▶ **Additional ground floor bedroom and family bathroom**
- ▶ **Two first floor bedrooms, one with en-suite**
- ▶ **Lovely home office overlooking the garden**
- ▶ **Workshop / garage with enclosed car port**
- ▶ **Driveway parking for several cars**

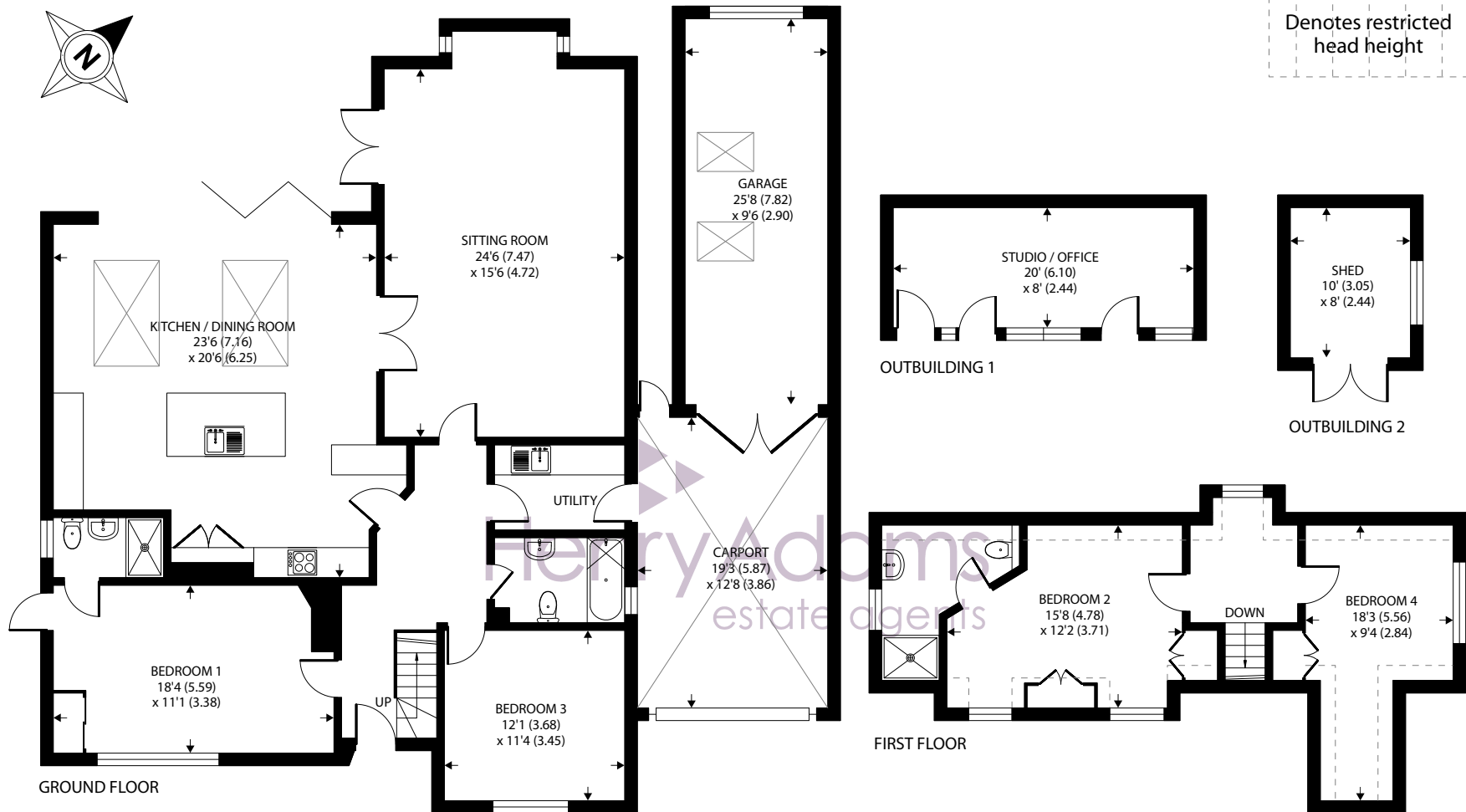
Nestled in an elevated position with captivating views towards the South Downs, this beautifully updated and improved 4-bedroom detached house is a haven of modern elegance. The property features a stunning kitchen/dining/family room with bi-fold doors that open onto a terrace, creating a seamless indoor-outdoor living experience. The kitchen boasts high-end appliances including a double oven, fridge, dishwasher, and a convenient boiling water tap, while the dining area is adorned with a feature lantern roof, bathing the space in natural light. A cosy sitting room with a charming fireplace overlooks the terrace, offering a tranquil spot for relaxation.

The main bedroom is a luxurious retreat, complete with an en-suite bathroom and access to a private terrace where one can savour a morning coffee amidst the serene surroundings. An additional ground floor bedroom and family bathroom offer flexibility and convenience. Engineered oak flooring graces the ground floor, adding warmth and sophistication to the living spaces. Upstairs, two more bedrooms, one with an en-suite, provide ample accommodation. The property also features a delightful studio overlooking the garden, perfect for a home office, as well as a workshop/garage with an enclosed carport. Outside, a generously sized driveway provides parking for several vehicles, while the enchanting views towards the South Downs serve as a picturesque backdrop.









Approximate Area = 1936 sq ft / 179.8 sq m
 Limited Use Area(s) = 81 sq ft / 7.5 sq m
 Garage = 243 sq ft / 22.5 sq m (excludes carport)
 Outbuildings = 240 sq ft / 22.2 sq m
 Total = 2500 sq ft / 232.2 sq m

For identification only - Not to scale



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. 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, system or appliance. Please ask if you would like further information, especially before you travel to the property.

In addition to the impeccable interiors, the property offers a wealth of outdoor space, providing the perfect setting for alfresco dining, entertaining, or simply enjoying the fresh air in the privacy of your own home. With its blend of modern amenities, scenic views, and versatile living spaces, this property presents a rare opportunity to embrace a lifestyle of comfort and sophistication in a coveted location.

Location

West Chilington is an attractive and thriving village and has so much on offer, a busy village hall, tennis club, croquet club, cricket club, a post office and local shop in the old village along with the historic St Mary's Church which dates back to the 12th Century and also the village junior school, along with another parade of shops offering a village store and post office, butchers, hairdressers and beauty salon. The surrounding villages of Pulborough and Storrington offer various supermarkets and a range of independent shops. There are numerous walks near the local vineyards and onto various watering holes or an abundance of public footpaths. Rail links to London Victoria and London Bridge and the South Coast are in the neighbouring village of Pulborough.

The area around provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has rugby, bowls and cricket clubs, and there are leisure centres at Storrington and Billingshurst. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.



