



## 5 Birch End, West Chiltington

Offers Over £575,000



## 5 Birch End, West Chiltington

- A well presented two bedroom bungalow with south facing private garden, garage and parking
- Sitting / dining room with fireplace
- Study / additional bedroom space if needed
- Kitchen with induction hob, electric oven, dishwasher, space for fridge / freezer
- Conservatory overlooking garden and with space for washing machine and tumble dryer
- Two double bedrooms
- En-suite shower room and separate bathroom
- Large south facing patio ideal for entertaining
- Garage and ample driveway parking, with additional gated driveway
- Secure private south facing garden

Located in a peaceful cul-de-sac in West Chiltington, this delightful 2 bedroom detached bungalow offers a perfect blend of comfort and convenience. The well-presented property boasts a south facing private garden, complete with a garage and ample parking.

Step inside to discover a welcoming double aspect sitting and dining room with outlook to countryside. The versatile layout includes a study that can be effortlessly transformed into an additional bedroom. The kitchen / breakfast room is equipped with an induction hob, electric oven and a dishwasher, complemented by ample space for an American fridge/freezer. A sunlit conservatory overlooks the garden, featuring convenient provisions for a washing machine and tumble dryer. The living quarters comprise two spacious double bedrooms but with French doors to the patio terrace, the primary bedroom benefiting from an en-suite shower room, while a separate bathroom caters to guests' needs, both bedrooms benefit from air conditioning units. The property has solid oak flooring to the sitting room.

Outdoor living is a delight, with a large south facing patio providing an ideal setting for al fresco entertaining. The property also includes a garage, along with ample driveway parking and an additional gated driveway for added security, ensuring peace of mind in this exclusive retreat.





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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

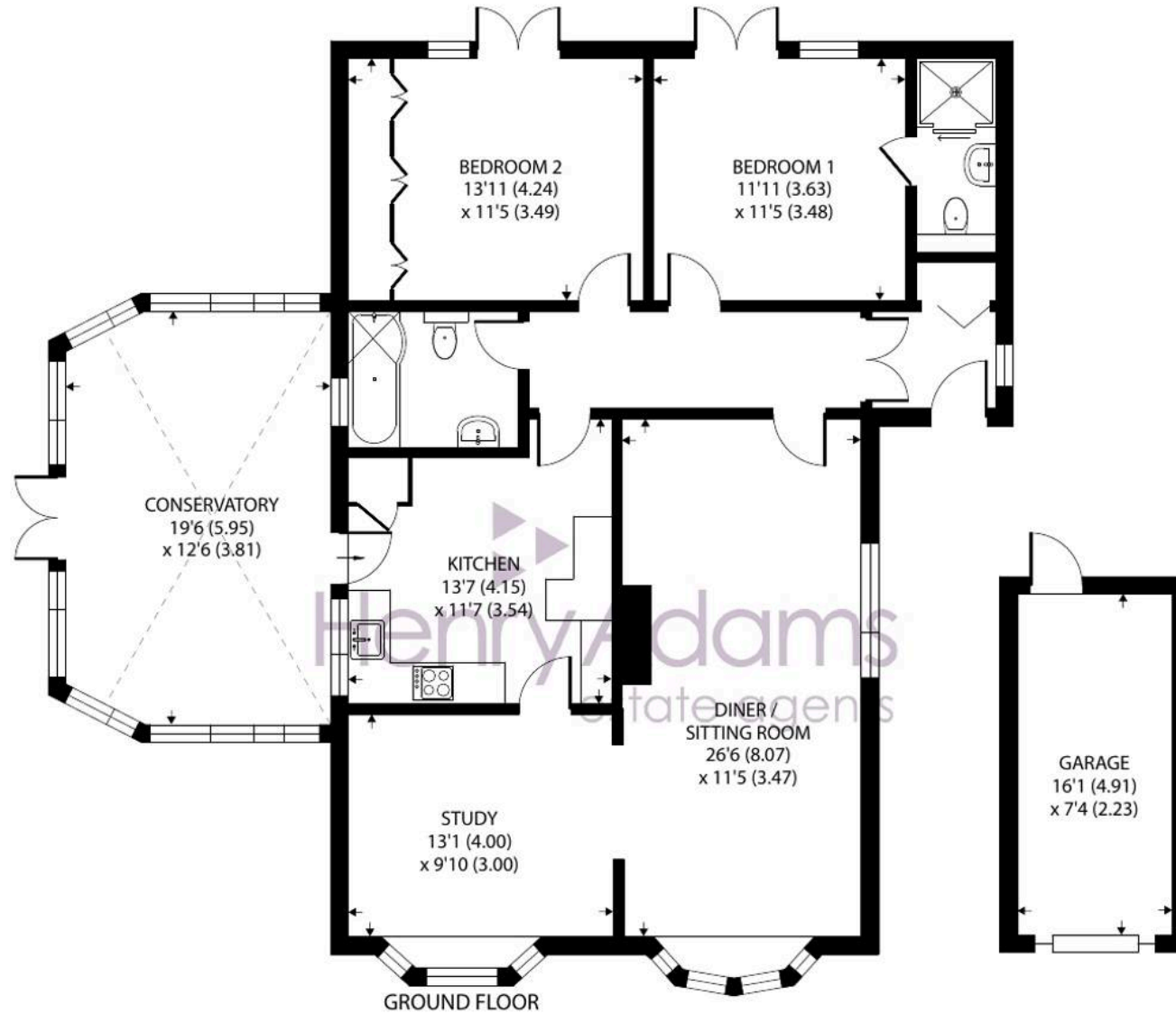












Approximate Area = 1381 sq ft / 128.2 sq m  
Garage = 118 sq ft / 10.9 sq m  
Total = 1499 sq ft / 139.1 sq m

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. 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.