



5 Holly Close, West Chilton - RH20 2JR

Offers Over £550,000

 Henry Adams
estate agents



5 Holly Close, West Chiltington

- A detached three bedroom bungalow built in the 1960's in quiet location with south facing garden
- Sitting room with open fire and hardwood flooring
- Kitchen with Rayburn and space for additional appliances
- Dining room with doors to garden
- Bathroom with separate cloakroom
- Two double bedrooms and a third single bedroom all with wardrobe cupboards
- Single garage and driveway parking
- South facing gardens with apple trees, a variety of shrubs and a garden shed

In a sought after location of West Chiltington, this detached three-bedroom bungalow built in the 1960s offers a peaceful retreat. The property boasts a spacious sitting room featuring an inviting open fire and elegant hardwood flooring. The kitchen is equipped with a Rayburn stove supplying the heating and hot water and ample space for additional appliances, while the adjacent dining room offers seamless access to the south-facing garden.

Accommodation includes two double bedrooms each with its own wardrobe cupboard, as well as a cosy third single bedroom also with a wardrobe cupboard. A well-appointed bathroom and a separate cloakroom provide convenience, along with a single garage and driveway parking for multiple vehicles.

Outside there are delightful south-facing gardens, complete with an apple tree and a variety of plants and shrubs. The outdoor space offers a perfect setting for relaxation and entertainment, where you can soak in the sun's rays and embrace the tranquillity of the surroundings. This property is a rare find for those seeking a harmonious blend of comfort and nature.

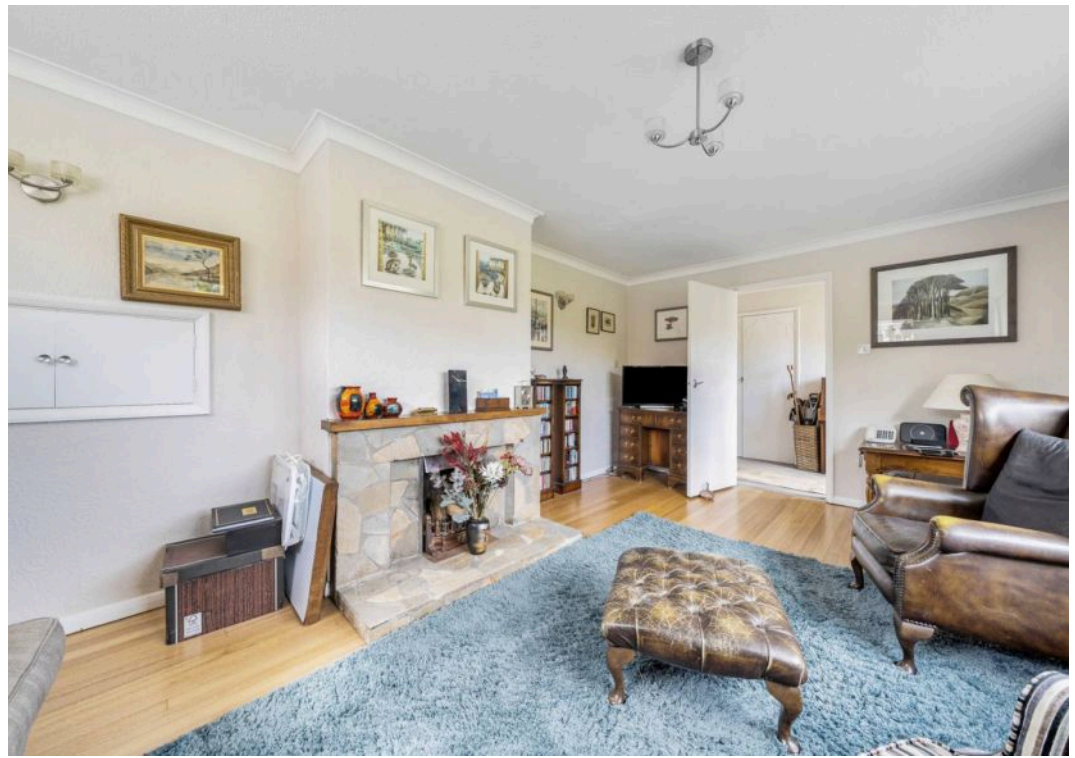
West Chilington is an attractive and thriving village and has so much on offer, a busy village hall, tennis club, croquet club, cricket club, a post office and local shop, butchers, hairdressers and beauty salon. In the old village along with the historic St Mary's Church which dates back to the 12th Century and also the village junior school, Post Office, and Queens Head public house all within walking distance of Holly Close.

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.

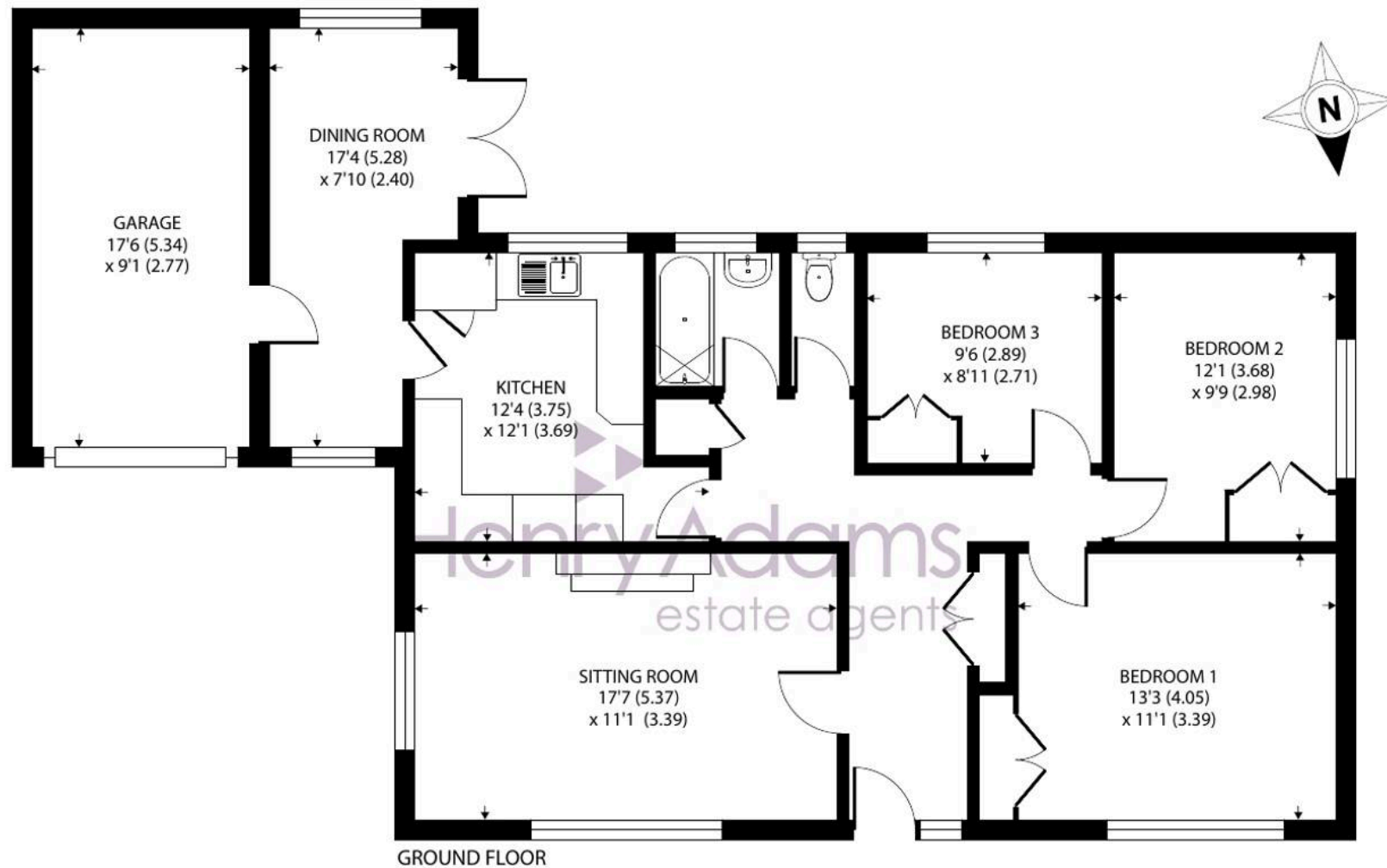
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E







Approximate Area = 1034 sq ft / 96 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1193 sq ft / 110.7 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