





Friendly Cottage, Pulborough

A beautifully presented detached home with south facing rear garden and detached single garage.



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- ▶ Sitting room with wood burner
- ▶ Neptune kitchen with AGA stove
- ▶ Principal bedroom with en-suite
- ▶ Detached single garage
- ▶ Driveway parking
- ▶ South facing rear garden

Friendly Cottage is beautifully presented and has been upgraded in the last few years to provide contemporary modern living. The property has brick and tile hung elevations and to the front there is a detached single garage and driveway parking for several vehicles.

On entering the property the hallway has wooden flooring, a ground floor cloakroom. The sitting room is double aspect with French doors to the patio terrace, there is a Jotol wood burning fire and built in storage cupboards to the side. The kitchen is designed and installed by Neptune with an Aga Stove with gas hob and electric oven, a boiling tap, dishwasher, quartz work surfaces and a range of high and low level cupboards. At the dining end of the kitchen there is space for a table and French doors to the garden.

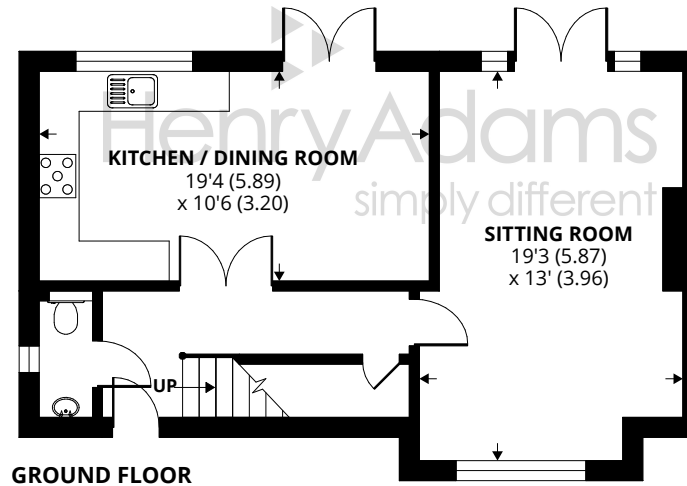
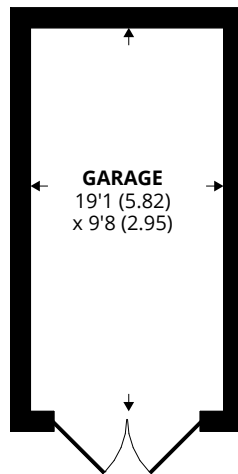
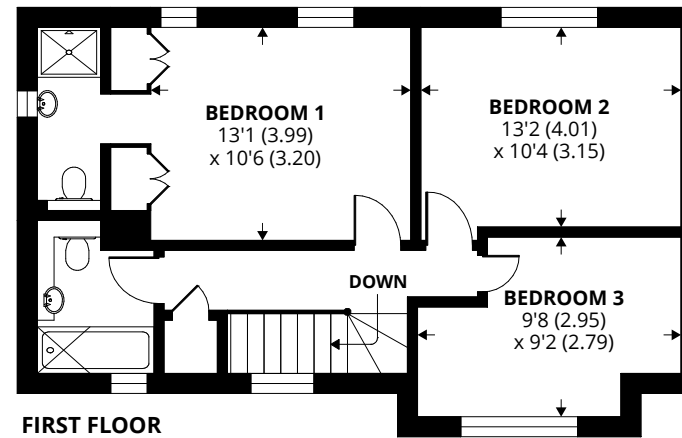
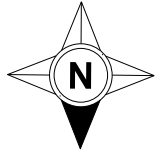
On the first floor the principal bedroom has fitted wardrobes and en-suite wet room, bedroom two is also a double and overlooks the garden. Bedroom three is currently used as a study but there is space for a sofa bed if required. The main bathroom is modern with bath and shower over.

Outside the rear garden is mainly laid to lawn with a number of plants and shrubs to the borders. There is a green house and storage shed.









Approximate Area = 1158 sq ft / 107.5 sq m
Garage = 185 sq ft / 17.1 sq m
Total = 1343 sq ft / 124.7 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.

Location

Friendly Cottage lies in between West Chiltington and Pulborough so benefits from facilities in both villages. West Chiltington 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.

Directions

From our offices in Storrington head West along the A283 towards Pulborough, proceeding over two mini roundabouts near the Esso petrol station and then continuing for approximately 3.2 miles to the west along the A283 Pulborough Road. Turn right into West Chiltington Road, continue along for just over half a mile passing Dyke Farm the property will be on the right hand side.



