



Dowderry | West Chiltington Road | Pulborough | West Sussex | RH20 2EE

 **FOWLERS**
ESTATE AGENTS



Downderry

West Chiltington Road | Pulborough | West Sussex | RH20 2EE

£800,000

Situated between West Chiltington and Pulborough and located off the West Chiltington Road is this deceptively spacious and well presented three bedroom detached bungalow. Approached via a brick pillared driveway entrance, the property is set in 0.35 of an acre of grounds and backs onto open woodland to the rear. The property is set back and has a brick pillared porch area leading into the entrance hall. The property extends to 1574sqft and benefits from a good sized sitting room with ornate inset gas fire and sliding double glazed doors leading on to upper and lower decked seating areas with electric awning and views over the rear garden. There is a separate dining room, superb fitted kitchen/breakfast room with quartz working surfaces and flooring with sparkle detail, utility room with integrated appliances and internal door leading into the garage. The main bedroom leads into the large wet room/bathroom with a claw foot bath. The other two bedrooms have access to a separate shower room. Outside, the front garden has areas of lawn, tarmac parking area leading to a car port and single garage. The feature of the property is the south facing rear garden which has two decked entertaining areas, lawned sections of garden with shrubs and raised brick walled seating area, all looking over the woodland to the rear. Early viewing is recommended.

- Detached Bungalow
- Three Bedrooms
- Good sized Sitting Room with ornate fireplace
- Separate Dining Room
- Superb Kitchen/Breakfast Room
- Utility Room
- En-suite Wet Room to Main Bedroom
- Separate Shower Room
- Wood Flooring to Entrance Hall
- Underfloor heating to Kitchen and En-suite
- Oak panelled internal doors
- Driveway Parking
- Car Port and Single Garage
- South facing rear garden with decked areas
- Backing onto open woodland
- Viewing recommended





Entrance Porch Steps up to open brick pillared porch area, double glazed front door to:

Entrance Hall Double glazed window to side, radiator, wood flooring, cloaks cupboard with shelving above, open plan to:

Dining Room 10' 2" x 7' 11" (3.1m x 2.41m) Wood flooring, radiator, dual aspect room with double glazed windows overlooking the front, inset shelf.

Sitting Room 24' 11 maximum" x 15' 10 maximum" (7.59m x 4.83m) Large dual aspect room with double glazed windows, inset gas fire with surround and marble mantel over, two radiators, spot lightings, sliding double glazed doors leading out to the decked areas and south facing rear garden.

Kitchen 14' 0" x 12' 4" (4.27m x 3.76m) Range of wall and base units, black quartz working surfaces with inset sparkle detail, quartz flooring with inset sparkle detail and underfloor heating, breakfast bar with further black quartz working surface with inset sparkle detail with space for under-seating, integrated 'NEFF' dishwasher, two pull-out corner carousel units, two built-in 'Zanussi' double ovens, 'AEG' steam oven and 'Zanussi' microwave, space for American fridge/freezer, port hole window, double glazed window, spot lights, single drainer sink unit with stainless steel swan neck mixer tap and groove drainer to side, archway to:

Utility Room 8' 10" x 6' 3" (2.69m x 1.91m) Range of wall and base units, quartz flooring with sparkle detail, quartz working surface with sparkle detail, single drainer sink unit with stainless steel swan neck mixer tap

and groove drainer to side, integrated 'Indesit' washing machine, integrated 'CDA' tumble dryer, double glazed door to outside, radiator, steps up and double glazed internal door to garage.

Main Bedroom 16' 5 maximum" x 10' 0 maximum" (5m x 3.05m) Radiator, built-in wardrobe cupboard with mirror fronted sliding doors, double glazed windows overlooking rear garden, ceiling fan, door to:

En-Suite Wet Room/Bathroom Fully tiled, tiled flooring with underfloor heating, double size wet room area with mood spot lights in the riling, hand held shower attachment and overhead drencher, wall controls for shower, wash hand basin with toiletries drawer under, push flow w.c., shaver point, free-standing claw foot bath with shower attachment and stainless steel taps, wall-mounted mirror, stainless steel heated ladder style towel rail, double glazed obscured window.



Bedroom Two 22' 10" x 9' 11" (6.96m x 3.02m) Built-in wardrobe cupboards, radiator, double glazed window overlooking garden and decked area, ceiling fan.

Bedroom Three/Study 13' 3" x 12' 6" (4.04m x 3.81m) Radiator, double glazed window.

Shower Room Tiled flooring, push flow w.c., wall-mounted wash hand basin with stainless steel mixer tap, double glazed obscured window, spot lights, shaver socket, wall-mounted medicine cabinet, shower unit with overhead soaker and shower attachment, fully tiled.

Outside

Front Garden Brick pillared driveway entrance, tarmac driveway for several vehicles, car port, mainly laid to lawn with flower and shrub borders, trees, ornate stepped area on one side of the lawn for pots, enclosed by hedging and fence panelling, outside security lighting, outside water tap.

Car Port

Under-cover space for one vehicle, rear access gate, leading to:

Outbuilding/Storage Shed 16' 4" x 5' 5" (5m x 1.65m) Window.

Garage 10' 0" x 6' 9" (3.05m x 2.06m) With electrically operated roller door, fully carpeted flooring, space for fridge/freezer, double glazed window, housing gas meter, electric meter and consumer unit, power and light, personal rear door back into the utility room.

Rear Garden Leading out from the sitting room there is a large composite decked area with electric awning providing seating and enclosed by ornate post and railing, steps down to a further decked area, all suitable for entertaining. The garden is south facing and mainly laid to lawn with various trees, shrubs and flower borders and overlooking woodland, two sheds both with power and light, raised brick walled seating area, enclosed by hedging and fence panelling, side access gate to front.

Directions

'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:

<https://what3words.com>

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EPC Rating: Band D.



Downerry, West Chiltington Road, Pulborough, RH20

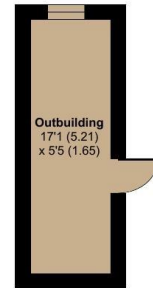
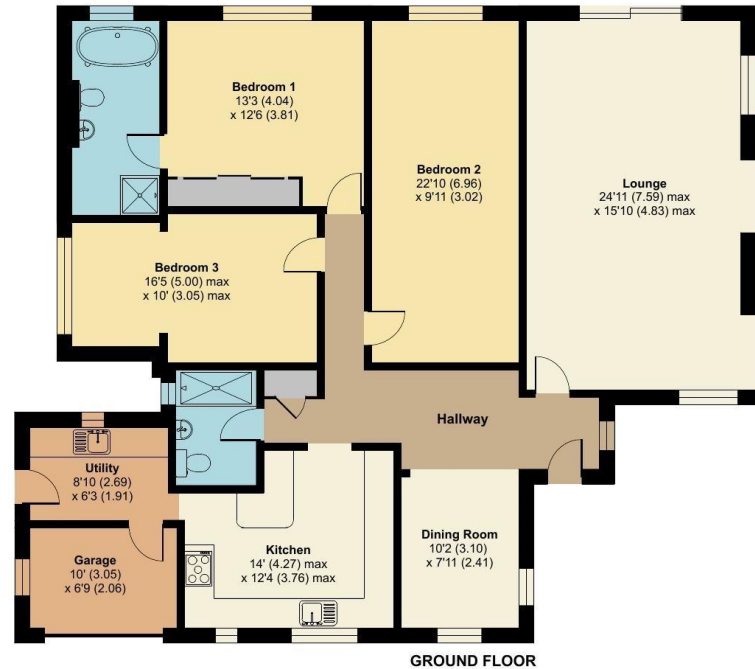
Approximate Area = 1574 sq ft / 146.2 sq m

Garage = 67 sq ft / 6.2 sq m

Outbuilding = 94 sq ft / 8.7 sq m

Total = 1735 sq ft / 161.1 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). © richcom 2026. Produced for Fowlers Estate Agents. REF: 1503970



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



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