



Brentwood, Top Street, Bolney, West Sussex RH17 5PP



An impressive 4-bedroom detached chalet bungalow in a quiet, private cul-de-sac in the popular village of Bolney, convenient for nearby schools & swift access to A/M23

- DETACHED 4-BEDROOM CHALET BUNGALOW IN A PRIVATE, QUIET POSITION.
- HIGHLY CONVENIENT FOR ALL VILLAGE AMENITIES & SWIFT ROAD ACCESS TO A/23.
- LIVING ROOM. SEPARATE DINING ROOM. CONSERVATORY.
- KITCHEN/BREAKFAST ROOM.
- GROUND FLOOR SHOWER ROOM WITH WC. SEPARATE GROUND FLOOR WC.
- THREE GROUND FLOOR BEDROOMS (PRINCIPAL WITH BASIN & WC).
- LARGE BEDROOM & FAMILY BATHROOM TO LOFT. SCOPE TO CONVERT REMAINING LOFT SPACE (STPP).
- PRIVATE DRIVEWAY. DETACHED SINGLE GARAGE.
- LARGE FRONT GARDEN. SECLUDED WEST-FACING REAR GARDEN APPROX 100' IN WIDTH.
- EPC RATING: E.
- COUNCIL TAX BAND: F.





A rarely available 4-BEDROOM DETACHED CHALET BUNGALOW occupying a particularly wide, private and elevated plot whilst enjoying a large east-facing frontage with LARGE DRIVEWAY, DETACHED GARAGE and a WEST-FACING REAR GARDEN.

Situated in a PEACEFUL, PRIVATE CUL-DE-SAC lying off Top Street in Bolney, this excellent property is convenient for the village centre, nearby schooling, popular pubs as well as swift access to the A/M23.

'Brentwood', being an exceptionally bright, airy and extremely spacious property, has been well-maintained over the years whilst presented in good order throughout. The current owners, having previously extended into the vast roof space to provide a sizeable double bedroom and family bathroom, offers a remaining section lending itself to further conversion of a large double bedroom (STPC) should it be required. Additional improvements include replacement uPVC double-glazed windows and doors throughout whilst the property is served by mains water, electricity and oil-fired central heating.

The accommodation in brief comprises: an ENCLOSED ENTRANCE PORCH opening into a spacious RECEPTION HALL with fitted STORAGE CUPBOARD leading to a bright LIVING ROOM to the front featuring a fireplace inset with a woodburning stove and sliding glazed pocket doors into a separate DINING ROOM. Sliding patio doors from here lead through to a uPVC double glazed CONSERVATORY. Positioned to the rear with delightful garden views is the KITCHEN/BREAKFAST ROOM fitted with a comprehensive range of pine-fronted units finished with black granite worksurfaces, built-in eye-level electric double oven and ceramic hob. Spaces/plumbing are available for a washing machine and dishwasher with free-standing space for an American-style fridge/freezer. Further, is an external stable door to the garden. An INNER HALLWAY gives access to THREE BEDROOMS - two spacious doubles and a large single/small double, a GROUND FLOOR SHOWER ROOM equipped with a large shower enclosure, pedestal wash basin and WC, along with a separate WC adjacent. The PRINCIPAL BEDROOM to the ground floor is installed with a wash basin and WC.

Stairs from the reception hall rise to a bright LANDING within the roof space with a Velux window leading to a SIZEABLE BEDROOM benefitting from fitted eaves storage cupboards and Velux windows to front and rear elevations. Also within the roof space is a FAMILY BATH/SHOWER ROOM with Dormer window, equipped with a bathtub, shower enclosure, pedestal wash basin and WC.

OUTSIDE

TO THE FRONT is a LARGE PRIVATE DRIVEWAY providing parking for several vehicles leading to a single DETACHED GARAGE with pitched roof. Alongside is an extensive, lawned garden featuring mature specimen trees and hedging creating privacy.

TO THE REAR, is a well-arranged WEST-FACING GARDEN featuring a significant patio adjoining the property and spanning its width (approx. 100ft) with a timber shed and greenhouse to the far side. Stepping up is a large level lawn bordered by hedging providing a high degree of privacy and seclusion, interspersed with a variety of established shrubs, a significant Magnolia tree and a Torbay Cabbage Palm. An attractive pond with rockery complete this lovely garden.

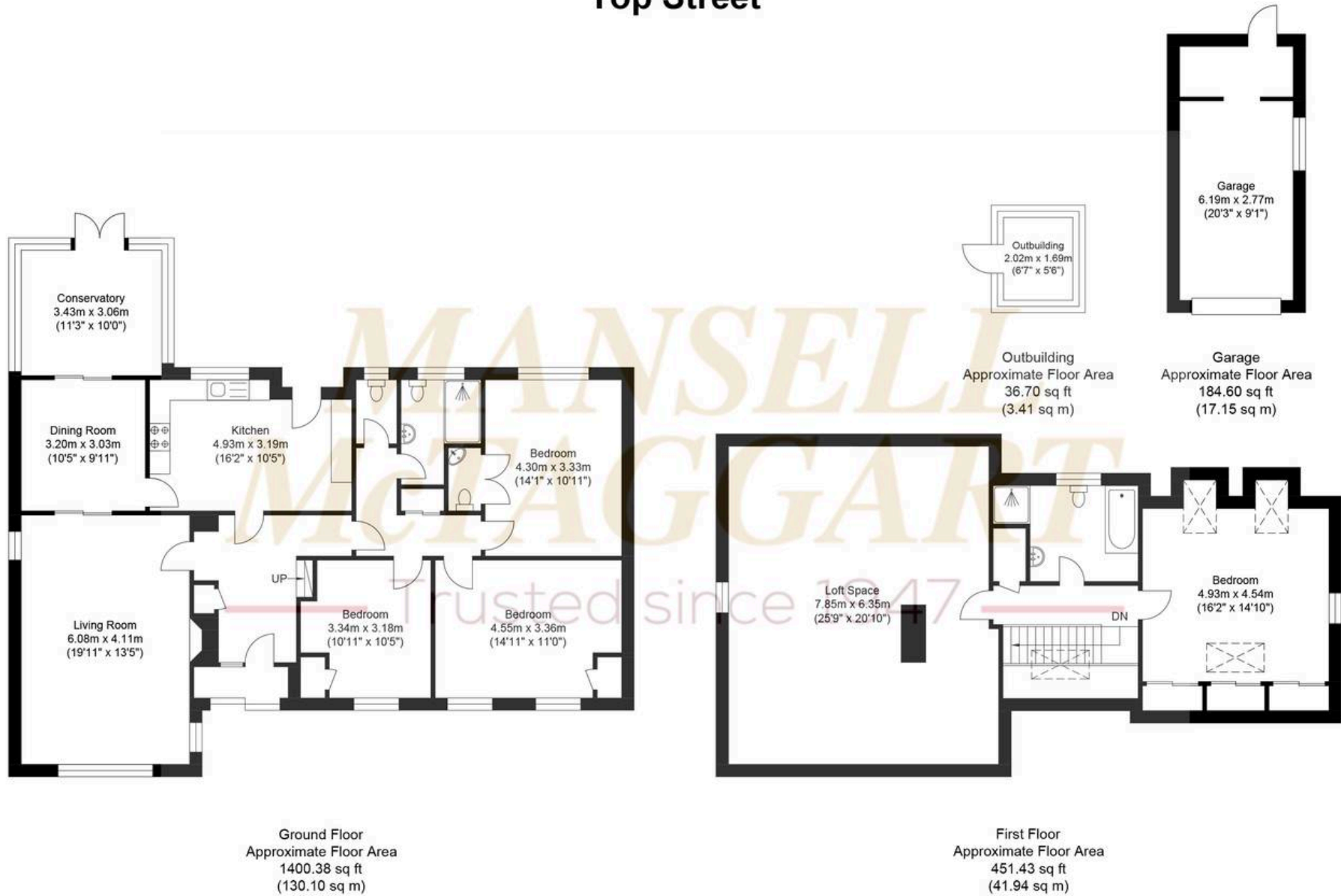
Tenure: Freehold







Top Street



Approximate Gross Internal Area (Excluding Loft Space / Outbuilding & Garage) = 172.04 sq m / 1851.81 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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