



Mill View, 13 Mill End, West Chilington - RH20 2QQ

Offers Over £425,000

 **Henry Adams**
estate agents

Mill View, 13 Mill End, West Chilmington

- A beautifully presented two bedroom bungalow on a generous corner plot with south facing garden
- Sitting / dining room with feature fireplace, large storage cupboard and door to garden
- Kitchen with ample storage and space for washing machine and fridge / freezer
- Large main bedroom with wardrobes
- Second double bedroom and modern bathroom
- Single garage and driveway parking for two vehicles
- South facing rear garden and good size front garden
- Heating system upgraded in 2018 with gas boiler

In a sought-after location, this is a very well presented 2-bedroom semi-detached bungalow on a generous corner plot, with a south-facing garden that basks in the sunlight all day long. The light-filled sitting/dining room is the heart of the home, featuring a fireplace, a large storage cupboard, and a convenient door that leads out to the garden, offering seamless indoor/outdoor living. The kitchen has ample storage space, and space for a washing machine and fridge/freezer. The spacious main bedroom has wardrobes, providing ample storage solutions, while the second double bedroom offers flexibility for various needs. The modern bathroom completes the interior, providing a relaxing space to unwind after a long day. This property also benefits from a single garage and two driveways, providing parking space for two vehicles, ensuring convenience and security for the homeowners. Additionally, the heating system was upgraded in 2018, featuring a reliable gas boiler to keep the property warm and comfortable all year round.

The rear garden, facing south, is an idyllic retreat to enjoy al fresco dining, entertain guests, or simply bask in the sun's warmth. The good-sized front garden complements the property's kerb appeal, offering a welcoming and scenic approach to the bungalow. The outdoor spaces present endless possibilities for gardening enthusiasts to create their own green paradise. The well-maintained and versatile grounds offer a perfect blend of privacy and openness, ideal for those who appreciate both peace and sociability in their living environment.



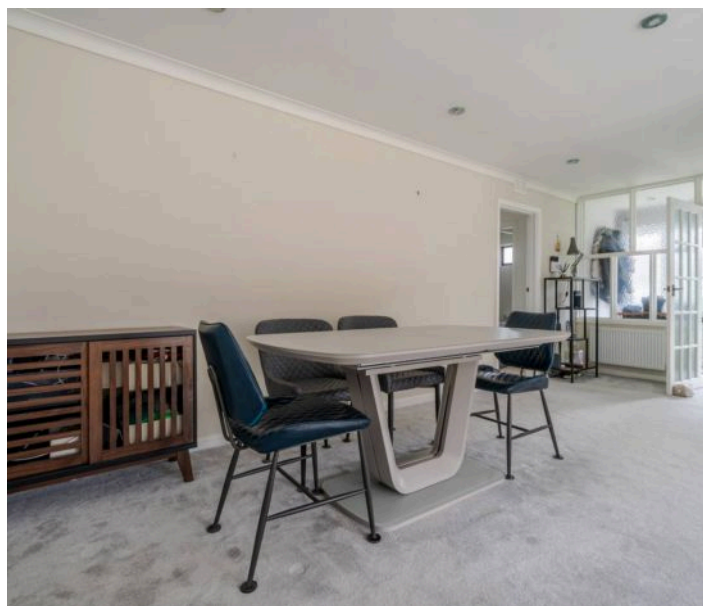
West Chilington is an attractive and thriving village and has so much on offer, a busy village hall, tennis club, croquet club, cricket club, a post office and local shop in the old village along with the historic St Mary's Church which dates back to the 12th Century and also the village junior school, 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.

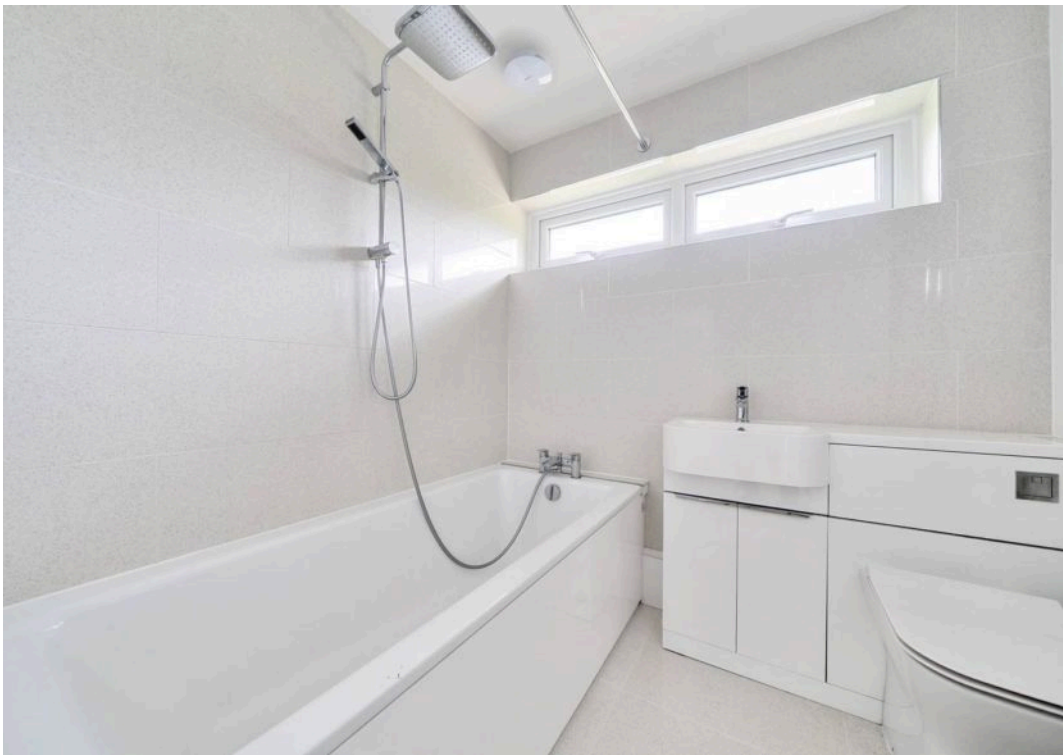
Council Tax band: D

Tenure: Freehold

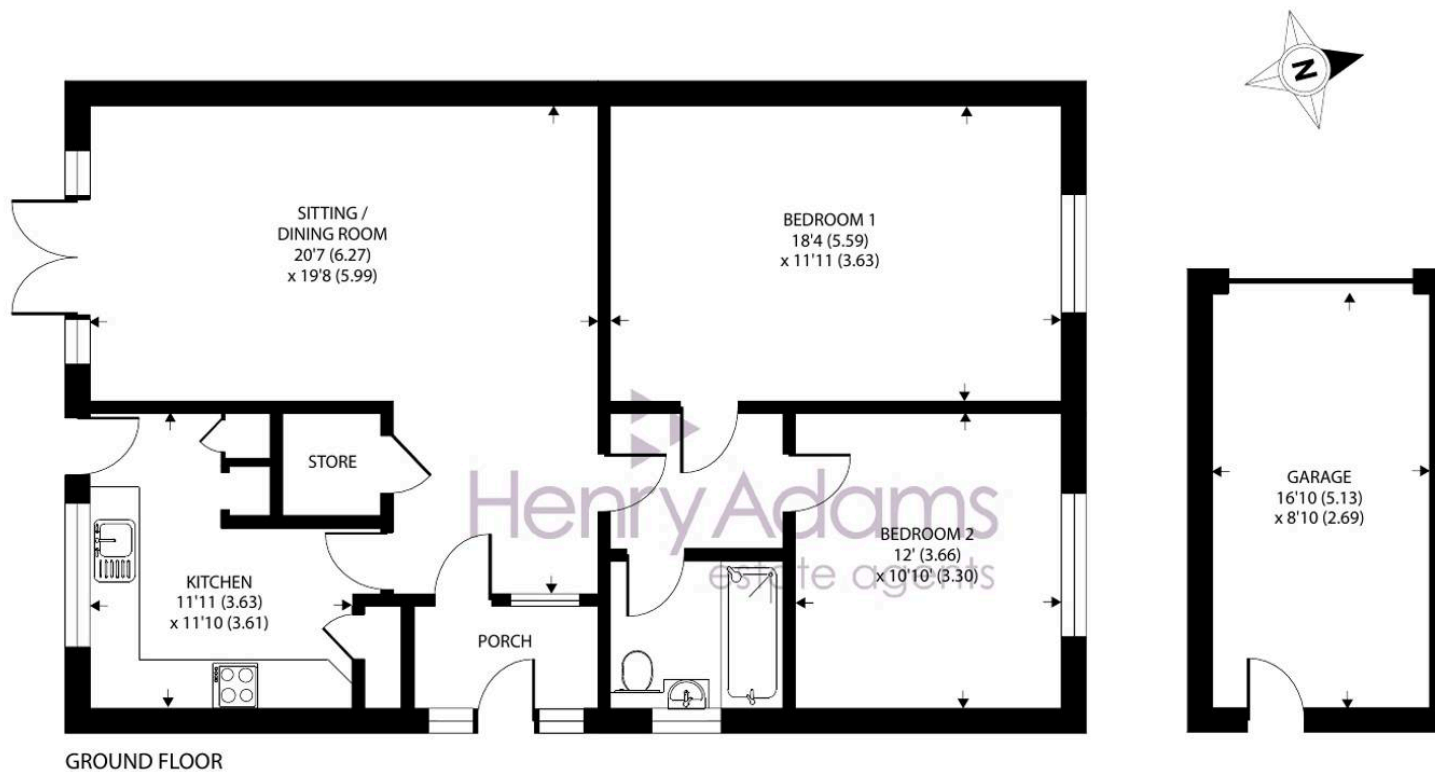
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









Approximate Area = 968 sq ft / 89.9 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1117 sq ft / 103.7 sq m

For identification only - Not to scale



Henry Adams - Storrington

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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