



2 , West Chiltington, RH20 2NL  
Guide Price £400,000

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Welcome to Holly Cottage, a charming semi-detached house nestled in the picturesque village of West Chilmington, RH20. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house boasts three generously sized double bedrooms, ensuring ample space for everyone. The well-appointed bathroom caters to your daily needs with ease. With no chain involved, this property is ready for you to move in and make it your own.

- Semi-Detached Character Cottage
- Three Double Bedrooms
- Close To A24
- Well Presented Front & Rear Gardens
- Separate Ground Floor WC
- Open Plan Lounge / Dining Room
- Modern Fitted Family Bathroom & Kitchen
- Double Glazed Throughout
- Gas Fired Central Heating
- Off Street Parking & Garage





### Entrance Hallway

1.65m x 1.17m (5'5 x 3'10)

Wooden stable door, tiled floor, single radiator, skimmed ceiling with coving, access to understairs storage cupboard with space for washing machine / tumble dryer.

### Ground Floor WC

1.47m x 0.76m (4'10 x 2'6)

Tiled floor, low flush WC, contemporary hand wash basin with vanity unit below and mixer tap, tiled splashback, single radiator, skimmed ceiling with coving, double glazed window.

### Open Plan Lounge / Dining Room

6.83m x 4.42m (22'5 x 14'6)

Carpeted floor, two radiators, various power points, television point, two double glazed windows one of which is a bay window, double glazed doors leading out into rear garden, textured ceiling with coving.

### Modern Fitted Kitchen

2.82m x 2.36m (9'3 x 7'9)

Tiled floor, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, space for dishwasher, space for fridge freezer, double glazed window, textured ceiling with coving, wall mounted cupboard housing



Worcester boiler, fitted oven with four ring electric hob over and extractor fan above, inset single drainer sink unit with mixer tap, various shelving units, tiled splashbacks.

### First Floor Landing

3.25m x 2.84m (10'8 x 9'4)

Carpeted floor, power point, loft hatch access, smoke detector, textured ceiling with coving.

### Master Bedroom

4.65m x 3.23m at maximum measurements (15'3 x 10'7 at maximum measurements)

Carpeted floor, single radiator, various power points, textured ceiling with coving, double glazed window.

### Bedroom Two

3.84m x 3.48m (12'7 x 11'5)

Carpeted floor, single radiator, various power points, fitted wardrobe with various hanging rails and shelving, textured ceiling with coving, double glazed window.

### Bedroom Three

2.79m x 2.74m (9'2 x 9)

Carpeted floor, single radiator, double glazed window, textured ceiling with coving, fitted wardrobe with various hanging rails and shelving.



### Family Bathroom

2.36m x 2.06m (7'9 x 6'9)

Tiled floor, low flush WC, contemporary hand wash basin with mixer tap, panel enclosed bath with shower attachment over, double glazed window, fully tiled walls, single radiator, textured ceiling with coving, wall mounted light.

### Externally

#### Off Street Parking & Garage

Allocated Garage with the ability to park in front of.

#### Front Garden

Mainly laid to paving with various mature shrub and plant borders, dwarf wall enclosed, gated front entrance, gated side access.

#### Rear Garden

Patio area stepping on lawned area having various mature shrub, tree & plant borders, fence and wall enclosed, gated side access.

#### Council Tax

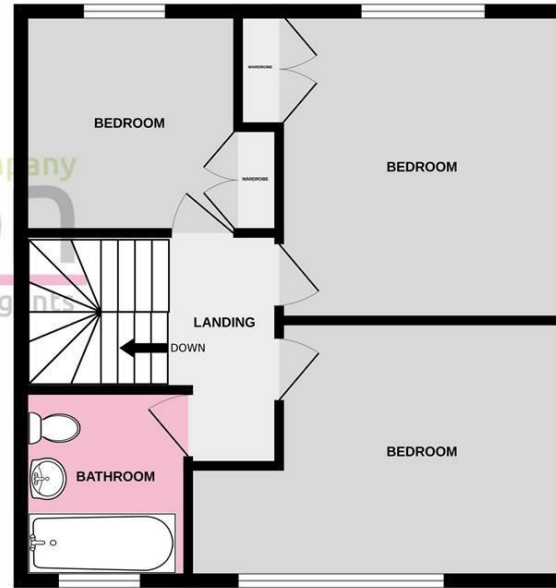
Band E



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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