



Pickering Sunset Lane, West Chilton - RH20 2NY
£950,000



Pickering, Sunset Lane, West Chiltington

- A detached bungalow extending to just over 2,400 sq ft on secluded plot of just under half an acre in sought after road
- Large entrance hall
- Sitting room with open fire
- Dining room with double doors to outside covered dining space
- Kitchen with utility room off
- Principal bedroom with en-suite bathroom
- Two further double bedrooms and bathroom
- Double garage, single garage and ample driveway parking
- South facing secluded front garden and private rear garden
- No forward chain

This three bedroom detached bungalow offers spacious and versatile accommodation extending to just over 2,400 sq ft, set within a secluded plot of just under half an acre on one of the area's most sought after roads.

Upon entering, a large entrance hall leads to the principal reception areas, including a generous sitting room with an open fire, perfect for cosy evenings with step up to the dining room which has double doors opening directly to a covered outdoor dining space, ideal for entertaining throughout the seasons. The well-appointed kitchen is complemented by a useful utility room, offering additional storage and laundry facilities.

The principal bedroom benefits from an en-suite bathroom, while two further double bedrooms are served by a family bathroom. The property also provides excellent storage and parking options with a double garage, a single garage, and ample driveway parking. With no forward chain, this home presents an exceptional opportunity for those seeking a peaceful retreat in a prime location.

The outside space is a particular highlight of the property, offering both privacy and versatility. The south facing front garden is secluded, providing an attractive approach and a tranquil setting for relaxation. To the rear, the private garden is mainly laid to lawn with mature planting and established trees, ensuring year-round interest and seclusion. The covered outdoor dining area, accessed directly from the dining room, offers a wonderful space for al fresco meals and gatherings, whatever the weather.

The grounds extend to just under half an acre, providing ample space for gardening enthusiasts, outdoor play, or simply enjoying the peace and quiet of this exclusive setting. With its generous plot and thoughtfully designed outdoor areas, this property is perfect for those who value both privacy and the opportunity to enjoy outdoor living.

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: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E









GROUND FLOOR

Approximate Area = 1806 sq ft / 167.7 sq m

Garage = 599 sq ft / 55.6 sq m

Total = 2405 sq ft / 223.3 sq m

For identification only - Not to scale





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