



Little Brook Fir Tree Lane, West Chilmington - RH20 2RA
£800,000



Little Brook, Fir Tree Lane, West Chiltington

- A unique property in secluded private location generous grounds of just under an acre
- Sitting room with woodburner and dining area
- Conservatory with access to garden
- Kitchen with patio doors and space for breakfast table
- Snug or study space
- Two double bedrooms, ensuite bathroom and additional shower room
- Lower ground floor room ideal as additional sitting room or occasional bedroom with shower room
- Lower ground floor storage rooms
- Carport with utility space to rear
- Single garage and driveway parking

Accessed via a long driveway in a secluded private location, this unique two-bedroom property offers a rare opportunity to acquire a spacious and versatile home which would benefit from updating to put your own stamp on the property, thoughtfully arranged over two levels and set in lovely grounds just under an acre.

Steps lead up from the driveway and there is a large entrance hall, off is the sitting room featuring a wood burner, perfect for cosy evenings, and a dining area ideal for entertaining guests. Adjacent to this space, a bright conservatory provides a tranquil spot to enjoy natural light throughout the year, with easy access to the garden for seamless indoor-outdoor living. The well-appointed kitchen features patio doors and ample space for a breakfast table, making it ideal for casual dining and morning routines. A flexible snug or study area offers the perfect place for home working or quiet reading.

Both bedrooms are comfortable doubles, with the principal bedroom benefitting from an ensuite bathroom for added privacy, and a further shower room serving the second bedroom and guests. The lower ground floor boasts a flexible room that can serve as an additional sitting room or occasional bedroom, complemented by its own shower room, making it ideal for visitors or multi-generational living. Ample storage is provided by several lower ground floor storage rooms, ensuring practical solutions for every-day living.

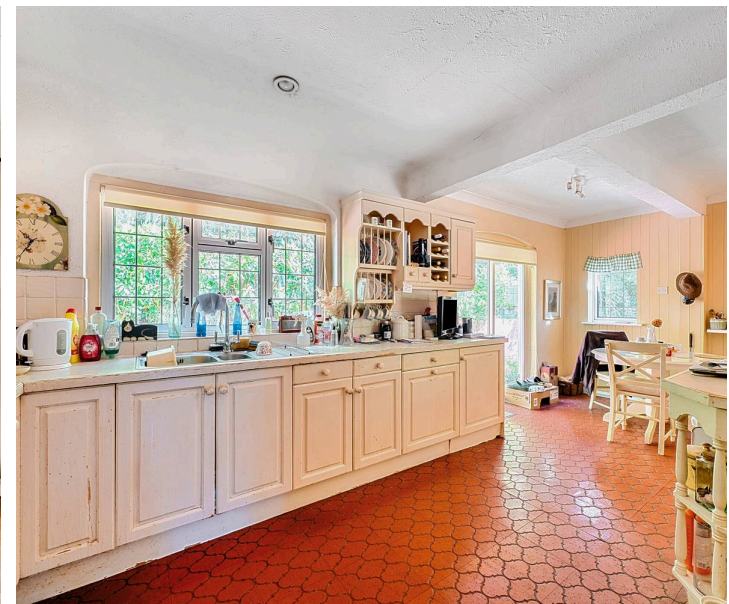
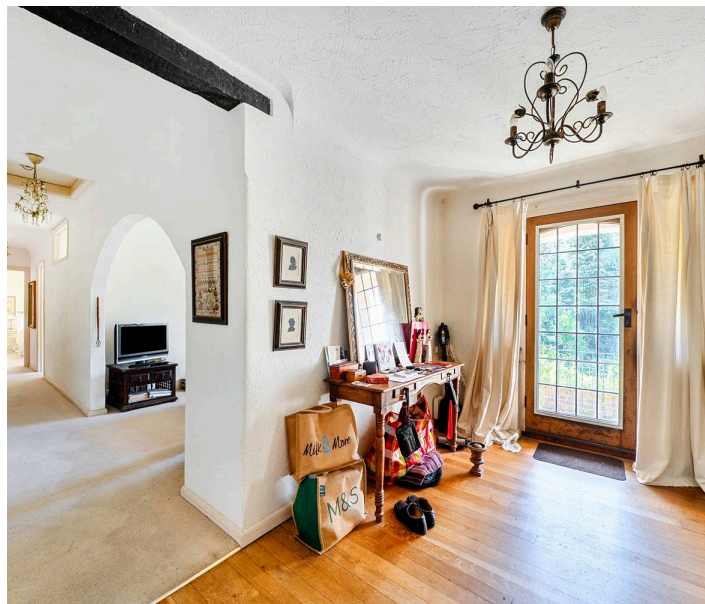


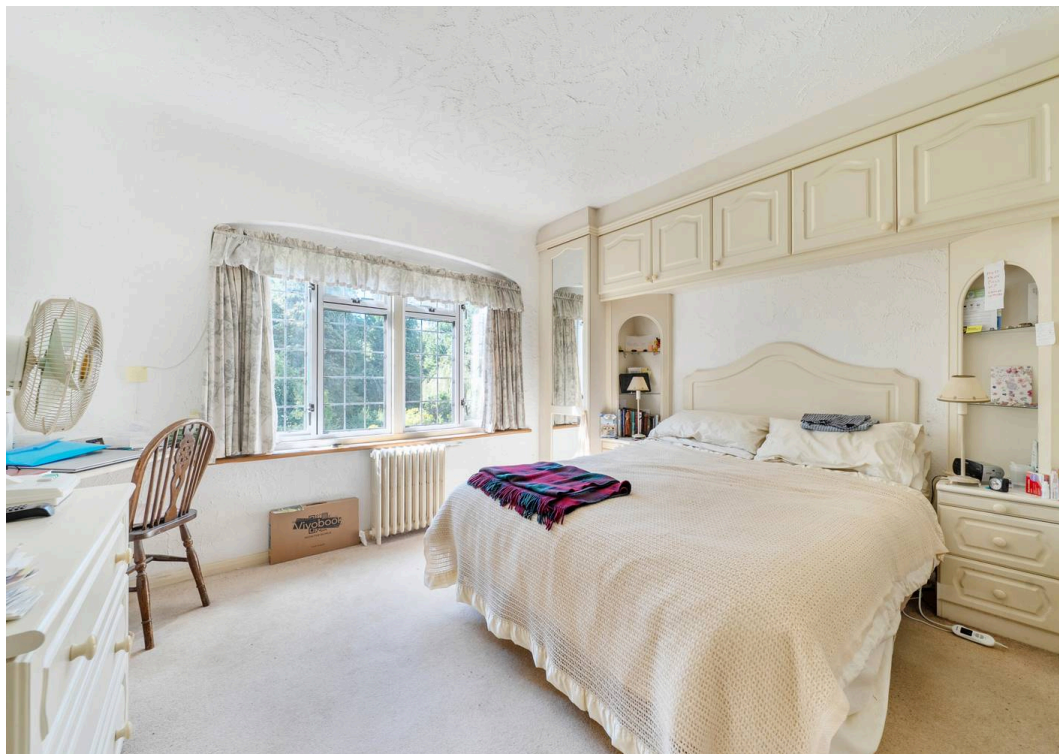
For convenience, the property includes a carport with a utility space to the rear, a single garage, and driveway parking, offering secure and accessible vehicle storage.

This distinctive bungalow combines a flexible layout with characterful features, all within a peaceful and private setting, making it a rare find for discerning buyers seeking comfort, privacy and adaptability in their next home. The property would benefit from updating to put your own stamp on the property. Please note these details are in draft format.

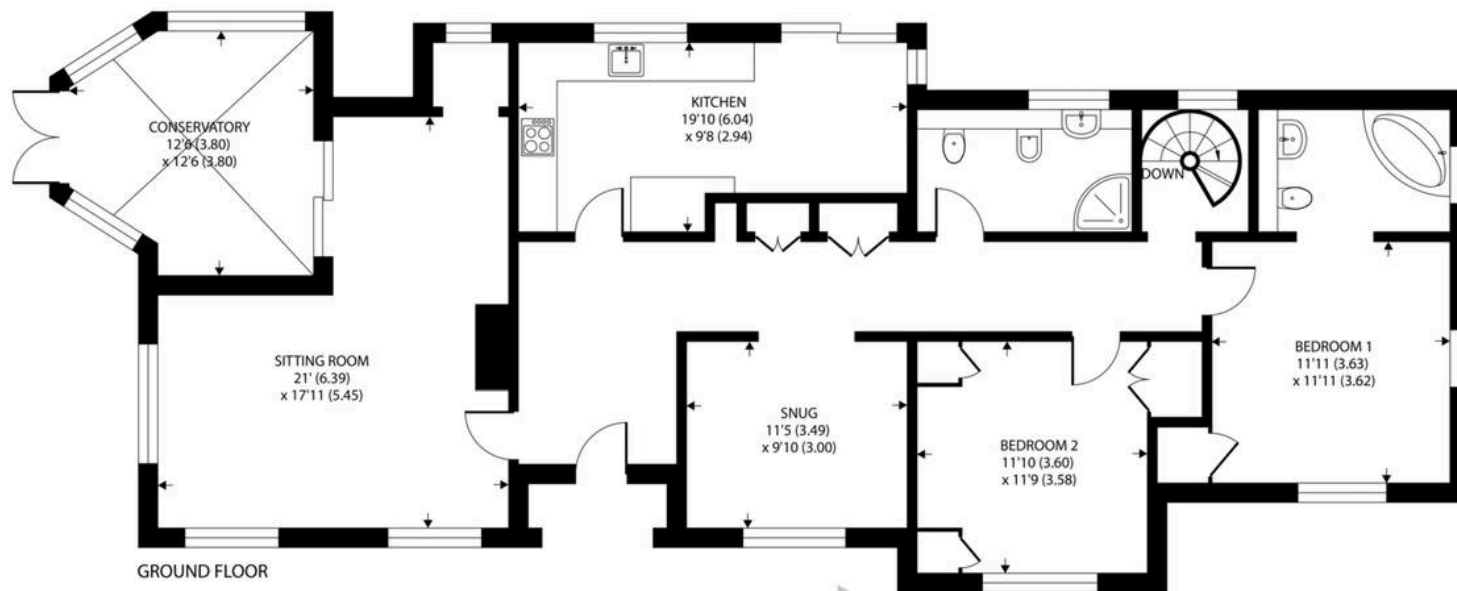
West Chilington is an attractive and thriving village and has so much on offer, a busy village hall, tennis club, croquet club, cricket club, a post office and local shop in the old village along with the historic St Mary's Church which dates back to the 12th Century and also the village junior school,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

Council Tax band: F / EPC: D / Tenure: Freehold









Approximate Area = 2011 sq ft / 186.8 sq m

Garage = 132 sq ft / 12.2 sq m

Outbuilding = 55 sq ft / 5.1 sq m

Total = 2198 sq ft / 204.1 sq m

For identification only - Not to scale





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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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.