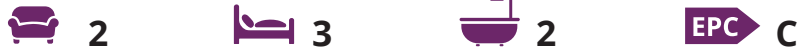






Rose Cottage, West Chilmington

An ideal opportunity to update and possibly extend a bungalow in the sought after village of West Chilmington



- ▶ Sitting room with wood burner
- ▶ Kitchen opening to dining room
- ▶ Conservatory
- ▶ Large loft room
- ▶ Three double bedrooms
- ▶ Detached double garage with office space over
- ▶ Driveway parking
- ▶ No forward chain

Rose Cottage was built around forty years ago and has brick elevations. To the side there is driveway parking and a detached double garage with superb office space above. Behind the garage is a generous space ideal as a vegetable plot.

The bungalow itself is a wonderful space for somebody to put their stamp on and make it their own. The sitting room is a lovely large room with wood burner and conservatory off, which also have access to the garden. The kitchen is fitted with a range of cupboards and opens to the dining room which has French doors to the garden. There is a small utility room with loft access to the large rooms above which could be adapted subject to planning consents.

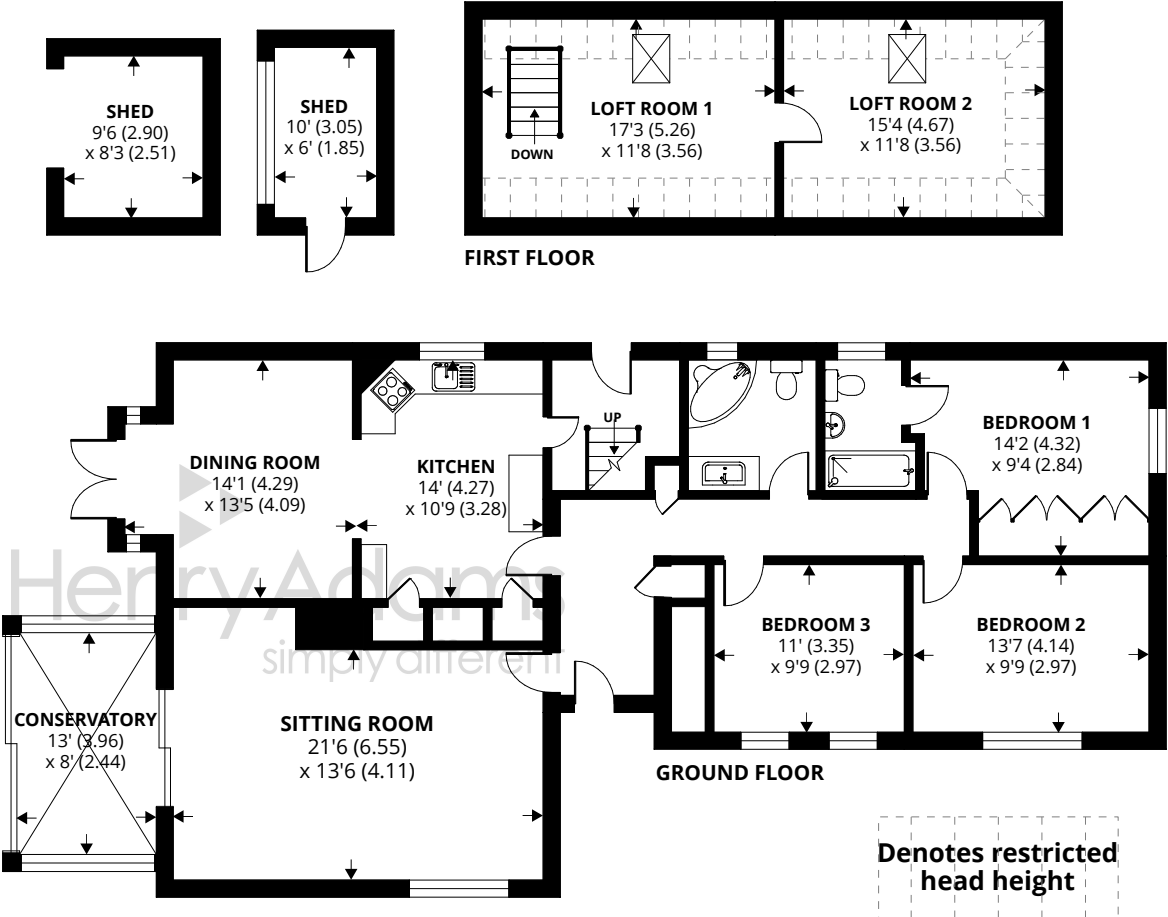
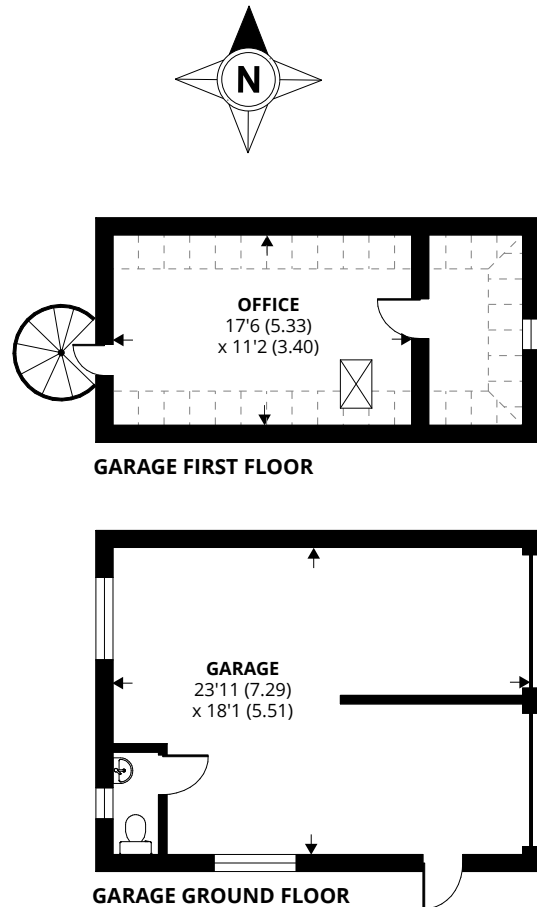
The bedroom wing of the property has three double bedrooms, bedroom one having a range of fitted cupboards and an en-suite bathroom and the others have access to the family bathroom.

The formal garden has a lovely variety of plants and shrubs and being west facing means it is lovely and sunny afternoon and evening.









Approximate Area = 1768 sq ft / 164.2 sq m
 Limited Use Area(s) = 280 sq ft / 26 sq m
 Outbuildings = 137 sq ft / 12.8 sq m
 Garage = 589 sq ft / 54.7 sq m
 Total = 2774 sq ft / 257.7 sq m

For identification only - Not to scale



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.

Location

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 and 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.

