



The Larks, Westside, Tillington, Petworth, GU28 9AL

Offers in Region of £525,000





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Freehold / EPC - E / Council Tax Band E

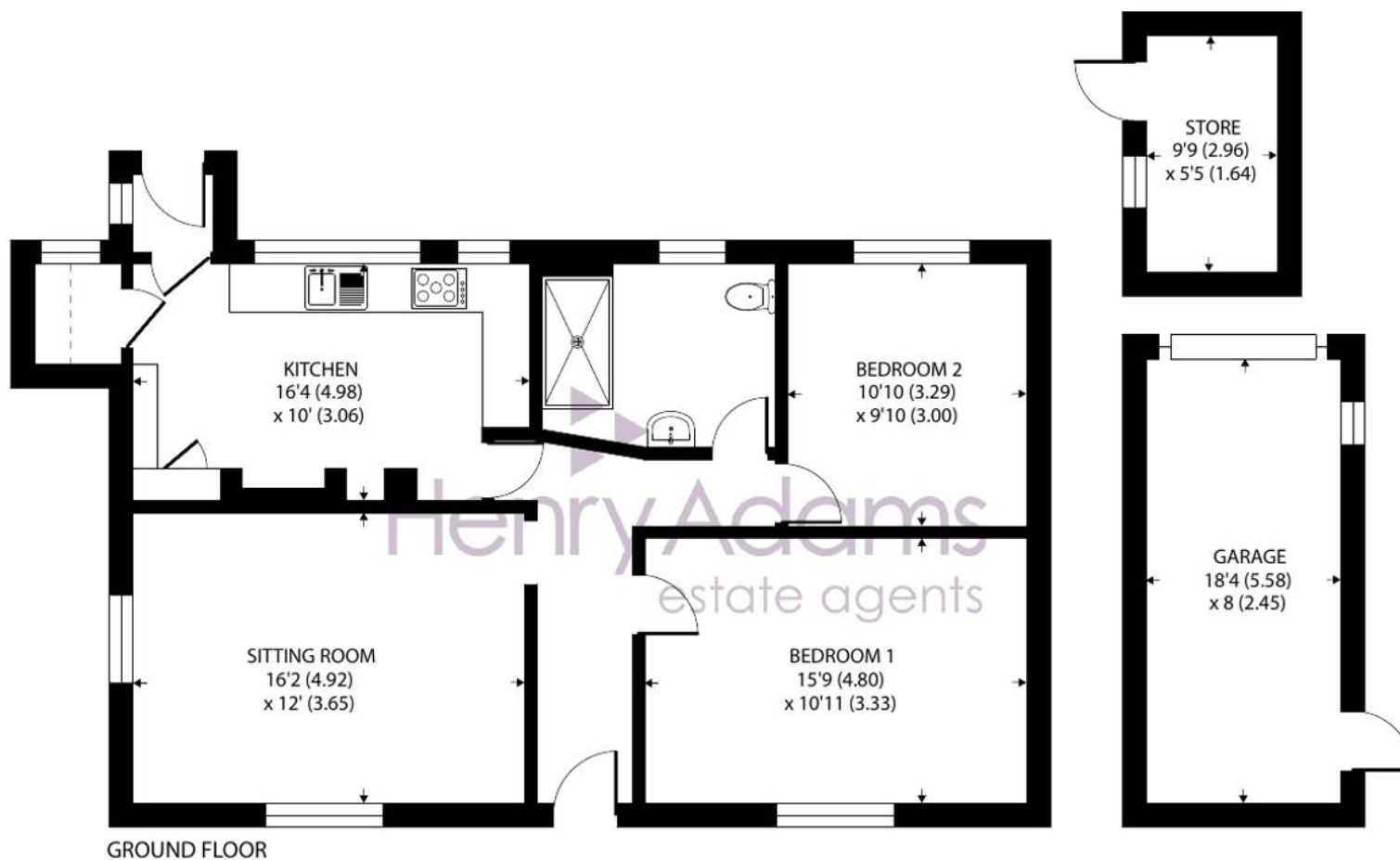
- Detached Bungalow
- Two Bedrooms, One Bathroom
- Valid Planning Permission for Chalet Style Roof Extension for Principal Bedroom with Ensuite, Includes Double Garage
- Award Winning Pub, The Horseguards, a Stones Throw
- Mature Garden
- Plenty of Off Road Parking
- Quiet Village Location
- Close to the Market Town of Petworth

Nestled in a peaceful village setting just moments from the renowned Horseguards pub, this delightful two-bedroom detached bungalow offers a rare opportunity to secure a home with both character and potential. The property features a spacious living area and recently updated modern kitchen. There are two well-proportioned bedrooms providing comfortable accommodation, while the contemporary shower room is fitted with quality fixtures and finishes. The bungalow benefits from valid planning permission for a chalet-style roof extension, which would create an impressive principal bedroom with ensuite and includes a double garage (plans available upon request). This offers the new owner the flexibility to enhance and personalise the property to their own tastes. Conveniently close to the historic market town of Petworth, the bungalow combines rural tranquillity with easy access to local amenities, shops and transport links. The mature garden surrounding the property is a true highlight, offering a private and serene outdoor retreat. Established planting, well-tended lawns and attractive borders create a picturesque setting, ideal for enjoying the changing seasons or hosting summer gatherings. A generous driveway provides plenty of off-road parking, ensuring convenience for residents and visitors alike.





Denotes restricted
head height



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Approximate Area = 840 sq ft / 78 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 147 sq ft / 13.6 sq m

Outbuilding = 52 sq ft / 4.8 sq m

Total = 1045 sq ft / 96.9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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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.