
2 Mill End
West Chiltington
Comyn & James
Town and Country Homes





With no ongoing chain – a bright, well-proportioned, detached 2 bedroom detached bungalow in a cul-de-sac location – scope to update.

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- 2 Double Bedrooms

- 2 Reception Rooms

- Garage and Parking

- Well Screened Plot

- Cul-de-Sac Setting

- No Ongoing Chain

Description

Nestling in a small cul-de-sac just off The Martlets, this delightful, detached bungalow offers comfortable accommodation with scope to update and improve. Boasting 2 double bedrooms with 2 reception rooms, a kitchen/ breakfast room and study hall, the property is well placed for access to walks, village hall, cricket and tennis club and local post office/village store. The property features a driveway and garage with workshop and it is offered for sale with no ongoing chain.

Accommodation

Front door opening to:

Entrance Porch with door to the rear, cat flap and space for shoes. Door to:

Reception Hall and Study Area: With space for desk, radiator, telephone point, light point and thermostat. Access to a loft with ladder and light point.

Cloakroom : WC, wash hand basin and light point.

Sitting Room : Dual aspect with 2 radiators, views to front garden, multi-fuel stove with hearth and stone surround. TV point. Arch through to:

Dining Room : Good sized formal dining area. Radiator. Door to :

Kitchen : Square kitchen well fitted with a matching range of kitchen units comprising base and wall units with drawers. Spaces for a dishwasher, washing machine, fridge/freezer and under unit fridge/freezer. Built-in oven and ceramic hob. Range of work tops with stainless steel sink unit. Stable door to the garden. Radiator, shelves, and door to the dining room.

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West Chiltington RH20 2QQ

Bedroom 1 : Double bedroom with bed recess with cupboards over, range of wardrobes, radiator, light point and view over the garden.

Bedroom 2 : Double bedroom with view overlooking the garden, sliding patio door to garden, space for wardrobes, radiator and built-in wardrobe.

Shower Room : Shower enclosure, wash hand basin and WC, chrome ladder radiator, light and shaver point, part tiled walls and shelf.

Outside

Garage : A single garage (attached to a neighbouring garage) with up/over door, and door to :

Workshop: Block construction with light and power points. Door to garden.

Parking : To the side of the property there is a driveway..

Garden : To the front of the property there is a good sized lawn flanking the driveway with rose beds and a side gate leading to the rear.

The rear garden is well screened and features 2 areas of lawn with feature beds and borders planted with shrubs and plants. There is a raised terrace with steps overlooking the garden.

Situation : The property lies within a few hundred metres of the village hall and village shop/post office.

There are a wide range of amenities and clubs including a popular village store and post office, butchers, hairdressers, church, a thriving village hall (which hosts a myriad of activities including film shows, plays, music, keep fit and craft skills).

More comprehensive shopping is available locally at Pulborough and Storrington – including Tesco, Sainsbury and Waitrose stores. London (Victoria station) is approximately 80 minutes by rail from Pulborough station and the coast is approximately 15 miles to the south via Arundel and Chichester.

Sporting facilities include several local golf clubs, rugby, cricket, tennis, football and bowling.

Flood Risk: According to Gov.uk there is a very low risk of river or sea long term flooding or surface water. It is not in a groundwater flood alert area.

Broadband : According to Ofcom website checker there is standard, superfast and ultrafast fibre to property up to 1000 mbps

Mobile Phone : According to Ofcom website checker there is good outdoor for EE and variable for O2, Three and Vodafone.

Covenants: Please inquire with the agents for any specific questions or points that might affect a decision to purchase.

Note : The property was underpinned in the past in 1989.







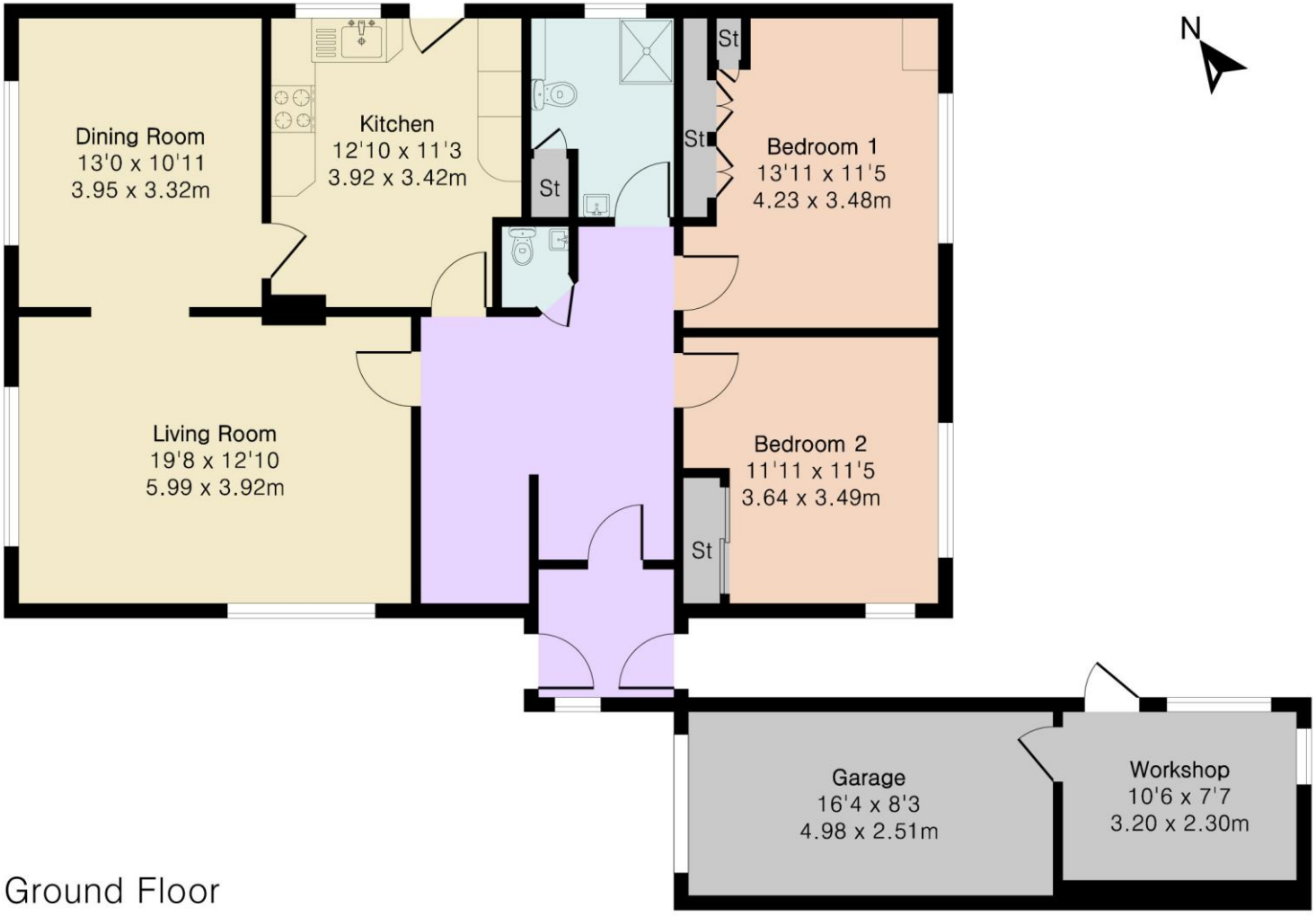






Approximate Gross Internal Area 1107 sq ft - 103 sq m
(Excluding Garage)

Garage Area 225 sq ft – 21 sq m



Ground Floor

Important Notice: Comyn and James would like to inform all prospective purchasers that these sales details have been prepared in good faith for a fair overall view of the property only and do not constitute part of an offer or a contract. All descriptions of dimensions and areas, reference to condition, permissions, covenants and boundaries are given as a guide and must not be relied on as a statement of fact. No person in the employment of Comyn and James LLP has authority to make any representation or warranty in relation to the property as we have not carried out a structural survey or tested services, appliances, or fittings. Photographs and floor plans show only certain aspects of the property at the time they were taken and it should not be assumed that the property remains exactly as it is shown. Prospective purchasers should make specific enquiries concerning any matters of particular importance affecting a decision to view or purchase the property and are strongly advised to contact the office regarding the availability of the property before undertaking any journeys and incurring any abortive costs.

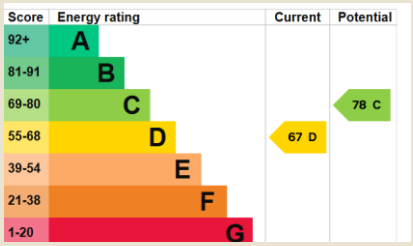
General

Services
Mains water, gas and electricity. Gas fired heating to radiators.

Local Authority
Horsham District Council

Council Tax
Tax band E £ 2,967.17

Tenure
£475,000 Freehold



Pulborough Office

Burberry House, 143 Lower Street,
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