



Whistlers Rise | Harborough Hill | West Chiltington | West Sussex | RH20 2PW





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GUIDE PRICE £925,000

An individually built bungalow set within this highly regarded location off a private driveway. Internally, the property is well presented throughout with accommodation comprising: impressive octagonal reception hall, sitting room, dining room, kitchen/breakfast room, utility room, study/bedroom four, master bedroom with walk-through dressing area and en-suite shower room, bedroom two with en-suite shower room and a family bathroom. Outside, there is extensive driveway parking leading to a detached double garage with attractive lawned gardens and terrace to the rear.

- Individual Detached Bungalow
- Extending to 1853 sqft
- Highly regarded Private Lane
- Three/Four Bedrooms
- Impressive Octagonal Reception Hall
- Sitting Room
- Dining Room
- Study/Bedroom Four
- Superb Kitchen/Breakfast Room
- Utility Room
- Master Bedroom with En-suite Shower
- Family Bathroom
- Bedroom Two with En-suite Shower Room
- Detached Double Garage
- Extensive Driveway Parking
- Viewing Recommended





Entrance Solid wood front door to:

Enclosed Entrance Porch Part glazed doors leading to:

Impressive Octagonal Reception Hall 39' 10 maximum" x 11' 6 maximum" (12.14m x 3.51m) Radiator, concealed spot lighting, telephone point, built-in storage cupboard.

Sitting Room 19' 8 maximum" x 14' 7 maximum" (5.99m x 4.44m) Feature gas effect fire with stone surround, hearth and mantel over, radiator, double glazed windows, coved ceiling.

Dining Room 13' 2" x 9' 9" (4.01m x 2.97m) Radiator, double glazed windows, coved ceiling.

Study/Bedroom Four 11' 1" x 7' 10" (3.38m x 2.39m) Radiator, double glazed windows, telephone point, built-in shelving.

Superb Kitchen/Breakfast Room 19' 8 maximum" x 12' 5 minimum" (5.99m x 3.78m)

Kitchen Area Range of wall and base units with fan assisted electric oven and four ring gas hob with extractor over, range of eye-level cupboards, black granite style

working surfaces with peninsula breakfast bar with crockery display unit, integrated dishwasher, oak style flooring.

Breakfast Area Radiator, double glazed hardwood surround doors leading to outside terrace and gardens.

Utility Room 13' 1" x 5' 6" (3.99m x 1.68m) Stainless steel single drainer sink unit with range of granite style working surfaces with drawers and cupboards under, radiator, wall-mounted 'Worcester' boiler, extensive range of wall and base units and drawers.

Inner Hallway Access to loft space, radiator.

Master Bedroom 19' 5 maximum" x 10' 5 maximum" (5.92m x 3.18m) Radiator, hardwood surround French doors leading to terraces and gardens, walk-through area with range of built-in wardrobe cupboards, leading to:

En-Suite Shower Room Fully enclosed shower cubicle, low level flush w.c., pedestal wash hand basin, part tiled walls, shaver point.

Bedroom Two 12' 4" x 11' 1 maximum" (3.76m x 3.38m) Radiator, double glazed windows with hardwood surround, built-in wardrobe cupboards and storage cupboard, door leading to:

En-Suite Shower Room Fully enclosed corner shower with independent shower unit, pedestal wash hand basin, low level flush w.c., part tiled walls.

Bedroom Three 11' 2 maximum" x 11' 1 maximum" (3.4m x 3.38m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

Bathroom 10' 3" x 8' 10 maximum" (3.12m x 2.69m) Panel enclosed bath, low level push flow w.c., wash hand basin, double glazed hardwood surround window.

Outside

Front Garden Accessed via tarmac private driveway with extensive parking area for several vehicles, leading to:

Detached Double Garage 17' 8" x 17' 8" (5.38m x 5.38m) Twin wooden doors, power and light.

Rear Garden Offering a good degree of seclusion with large terraced area with raised shaped lawned area, screened by hedging. When the spring/summer weather appears, the driveway has a feature of Rhododendrons along it together with many hydrangeas and azaleas in the main garden which are stunning when in bloom.

EPC Rating: Band C
Council Tax: Band G.

Whistlers Rise, Harborough Hill, Pulborough, RH20

Approximate Area = 1853 sq ft / 172.1 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 2165 sq ft / 201.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Fowlers Estate Agents. REF: 945225



"We'll make you feel at home..."



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