



£989,000

Roundabout Copse, West Chiltington, West Sussex

KW ADVANTAGE
KELLERWILLIAMS



Roundabout Copse, West Chilmington, West Sussex, RH20 2RN

Offered chain free, this detached bungalow is situated within a private cul-de-sac on the edge of West Chilmington and has been carefully and very tastefully refurbished by the current owner. All works have been completed to exacting standards and to a high specification, including a bespoke kitchen with integrated NEFF appliances, new energy efficient windows and doors throughout, a stylish family bathroom and luxurious ensuite with spa bath and beautiful marble tiling.

The property has been decorated in a neutral style, with bamboo flooring to the principle reception rooms. Standing on a level plot, there is a block paved driveway with space for several vehicles. Remote control doors open onto a double garage and a gate gives pedestrian access to an enclosed courtyard area. The gardens wrap around the property, offering a number of covered seating areas, lawn and shrub borders. Private and secluded, the garden is a wonderful space to entertain family and friends.



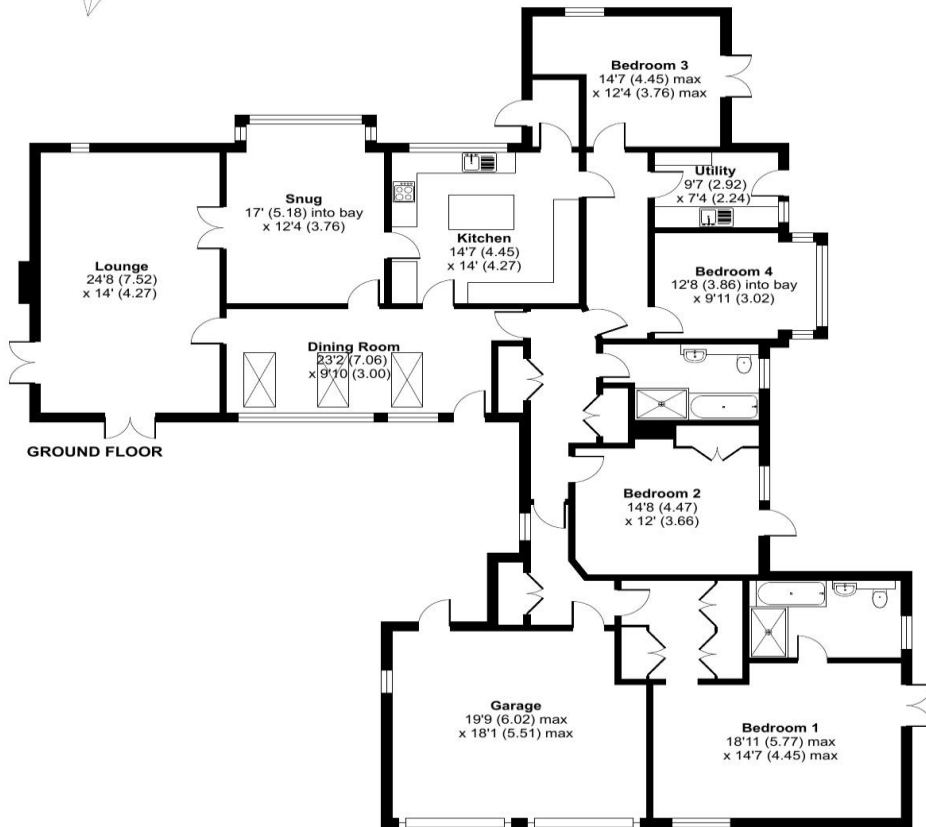
Bright and airy, the bungalow offers flexible, remodelled accommodation of more than 2700sq ft over one level. There is plenty of space to work from home and for when people come to stay. There are wonderful walks almost from the front door, whilst all local amenities are within a short drive. West Chilmington offers a choice of country pubs, shops and post office counters, plus an active village hall, primary school and church. The nearby village of Storrington has doctors, dentists, cafes and a Waitrose supermarket. Pulborough offers further facilities, including a mainline station with direct routes to London and Gatwick.



Deerswood, Roundabout Copse, West Chiltington,



Approximate Area = 2432 sq ft / 225.9 sq m
 Garage = 339 sq ft / 31.5 sq m
 Total = 2771 sq ft / 257.4 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). © nchecom 2023. Produced for Lundy-Lester Ltd. REF: 1054333



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

