





Morningside, West Chiltington

A beautifully presented and spacious home with lovely south facing landscaped garden.



- ▶ **Sitting Room with gas fire**
- ▶ **Dining Room**
- ▶ **Kitchen with utility off**
- ▶ **Large main bedroom with dressing area and en-suite**
- ▶ **First floor study**
- ▶ **Lovely gardens with water feature**
- ▶ **Double garage and driveway parking**
- ▶ **No forward chain**

Built just over 30 years ago Morningside is a lovely detached bungalow in a secluded plot with a south facing garden. There is a gravelled driveway with parking for several vehicles and a double garage. Steps lead to the double front door which opens to the entrance hall. To the front of the property with a bay window is the dining room and to the rear overlooking the rear garden is the sitting room with feature gas fire and patio doors to the garden. The kitchen is fitted with a range of high and low level cupboards and a range of appliances include dishwasher, hob, double oven and there is a space for a breakfast table, off is a useful utility room with door accessing the garden. A cloakroom completes the reception wing of the property.

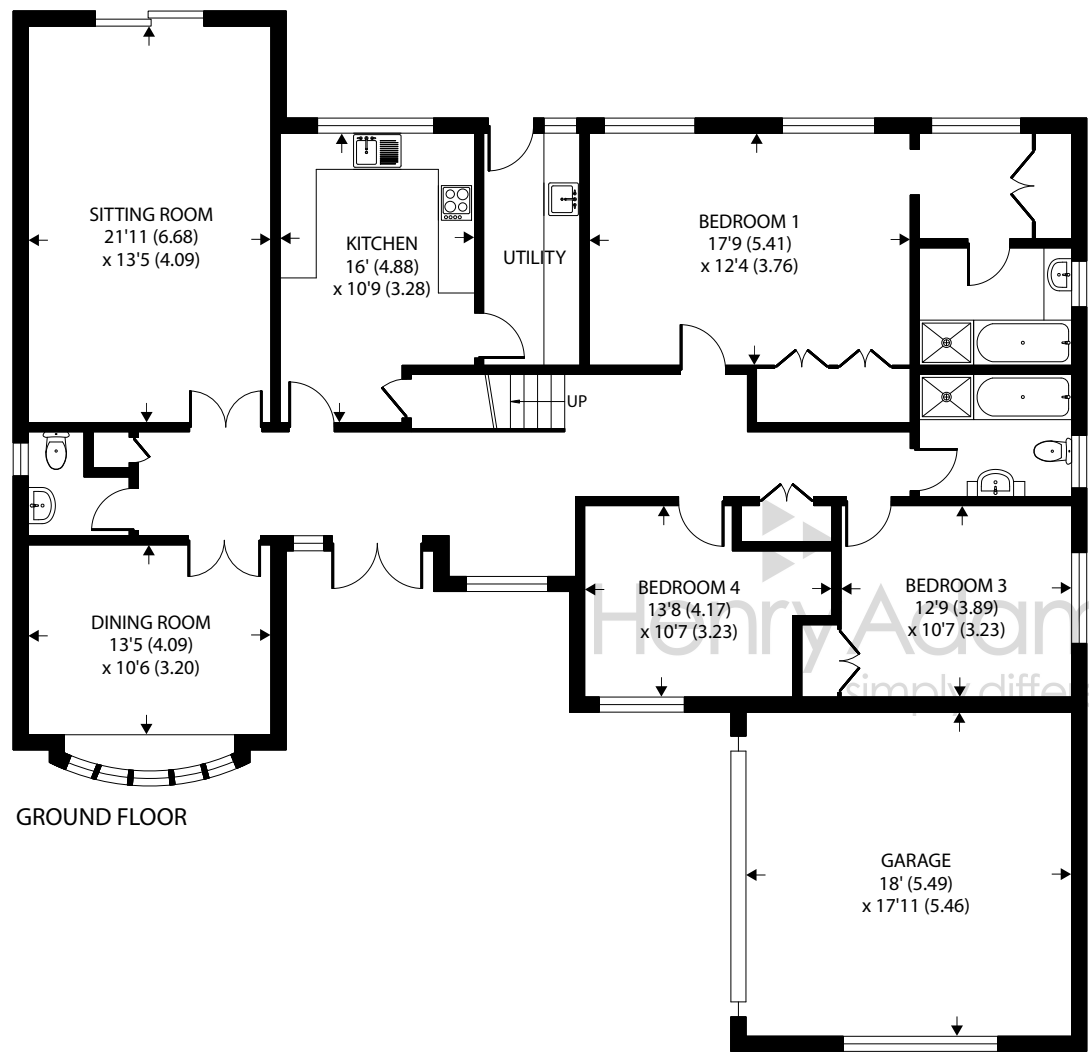
There are four bedrooms, three of which are on the ground floor with the main being light and airy with a range of built in cupboards and dressing area and an en-suite bathroom. Bedrooms three and four are also double and there is a family bathroom. On the first floor is bedroom two and also a useful study. There is access to the large loft via the study.

The rear garden is quite lovely with a large variety of plants, shrubs, trees including Acers and a number of roses adding to the scent. There are various seating areas to enjoy the sun and the peace and tranquillity of the garden.

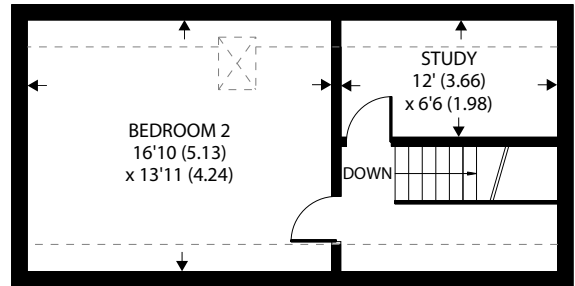








Denotes restricted head height



FIRST FLOOR

Approximate Area = 2428 sq ft / 225.5 sq m (includes garage)
 Limited Use Area(s) = 88 sq ft / 8.1 sq m
 Total = 2516 sq ft / 233.6 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.

Directions

From our office in Storrington, head west along the High Street and take the A283 to Pulborough. After approximately 3.5 miles turn right in West Chilington Road, following the road along until it becomes Harborough Hill and the turning for Harborough Gorse will be on the left hand side follow the road to the top and fork left into Harborough Meadows and the property will be found a short way along on the left hand side.

