









Offers over £850,000 Freehold

Detached home situated in the sought after and desirable location of Nyetimber Copse, first time to the market since built in the late 1970s



- ▶ **Large reception room with open fire and views to the South Downs**
- ▶ **Kitchen with utility room off and patio doors to garden**
- ▶ **Generous conservatory accessed from sitting room and bedroom**
- ▶ **Main bedroom with fitted wardrobes and with en-suite**
- ▶ **Detached double garage and ample parking for several vehicles**
- ▶ **Well stocked gardens surrounding the property**
- ▶ **Property would benefit from updating and modernisation**
- ▶ **No forward chain**

Located within the secluded and highly sought-after development of Nyetimber Copse, this remarkable 3-bedroom detached bungalow presents a unique opportunity to acquire a residence.

At the heart of this property lies a spacious reception room, with a open fire and to the front of the property large patio doors that offer access to a south-facing terrace boasting views of the South Downs . The kitchen, with a conveniently attached utility room, provides a functional space, while further patio doors open on to the gardens. A generous conservatory, accessible from both the sitting room and main bedroom, overlooks the rear garden.

The main bedroom is complete with fitted wardrobes and an en-suite bathroom. Two additional bedrooms and a well-appointed bathroom ensure ample accommodation for family and guests alike.

Outside, the property sits within a mature, well stocked and secluded garden. There is a detached double garage and ample parking for several vehicles.

The property offers an opportunity for a discerning buyer to update and enhance the interiors to suit their personal taste and requirements. Offered with no forward chain, this bungalow represents a rare chance to create a bespoke living space in an idyllic location.

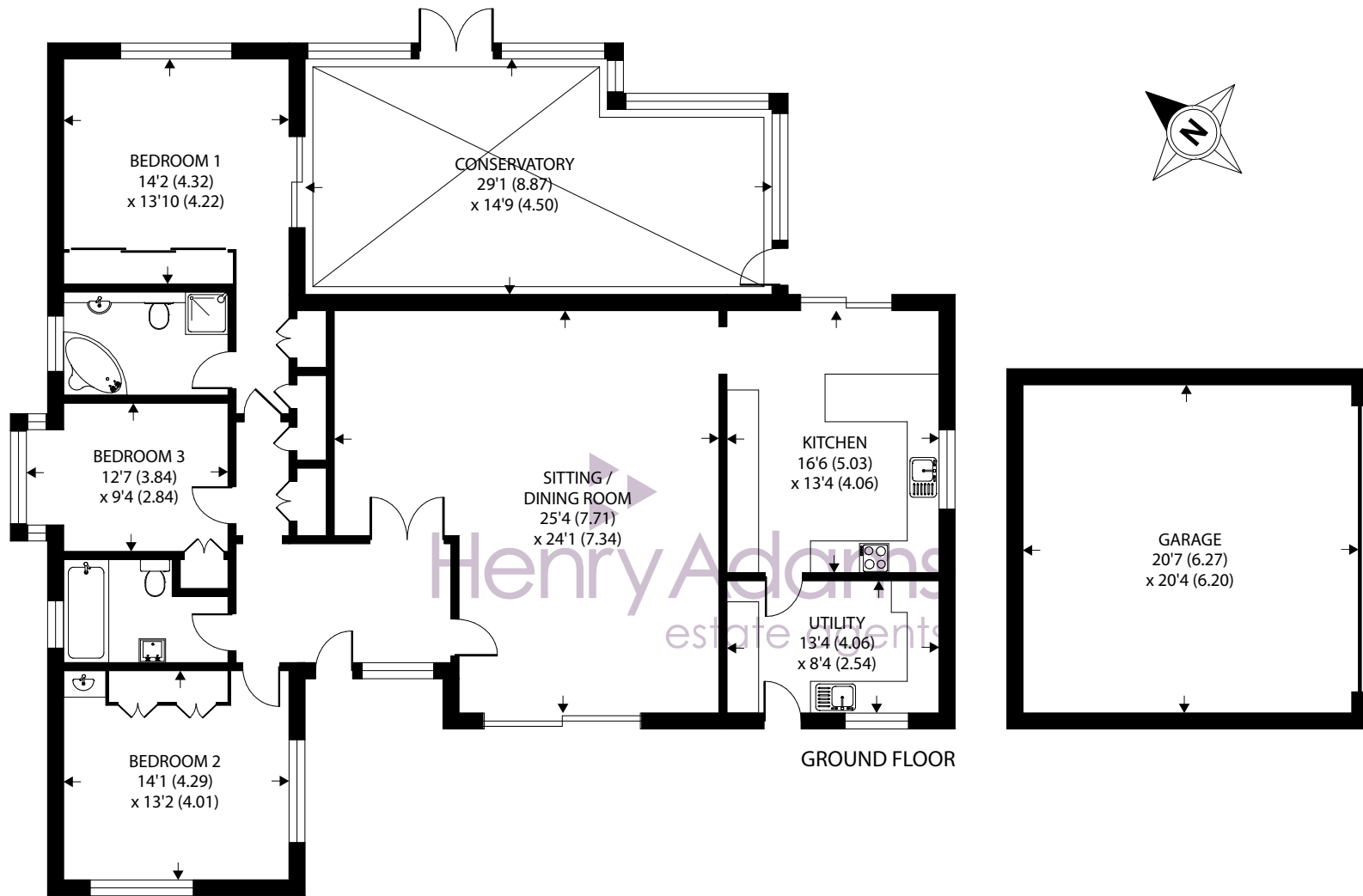












Approximate Area = 2161 sq ft / 200.7 sq m

Garage = 427 sq ft / 39.7 sq m

Total = 2588 sq ft / 240.4 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 to offer, a busy village hall, tennis club, croquet club and cricket club. There is a small parade of shops nearby the property offering a village store and post office, butchers, hairdressers and beauty salon. In the older part of the village is the historic St Mary's Church which dates back to the 12th Century and also the village junior school, along with another village store and The Queens Head public house. 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 on to various watering holes or an abundance of public footpaths. Rail links to London Victoria and London Bridge and the South Coast are in the neighbouring village of Pulborough.

