



35 Martlets

West Chiltington, West Sussex, RH20 2QB

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A well-presented and extended detached bungalow situated in a sought after, quiet cul de sac location nestled in the picturesque village of West Chiltington. The property boasts views over open countryside to the rear, a garage, parking for several cars whilst also within easy distance on foot to local village amenities, less than half a kilometre away.

- TWO DOUBLE BEDROOMS
- 26' x 25" L SHAPED LOUNGE/DINING ROOM
- CONSERVATORY EXTENSION
- REFITTED KITCHEN & SHOWER ROOM
- GARAGE WITH GARDEN ROOM
- VIEWS OF OPEN COUNTRYSIDE TO THE REAR



This bright and airy detached bungalow is located in a quiet cul de sac in a peaceful, idyllic village location but close to local amenities and transport links with a regular local bus service into Horsham and Chichester.

The double aspect L shaped living room affords a huge amount of flexible living space stretching 26' x 25' with fireplace for cosy winter evenings, but lots of natural light year round through its double glazed windows which run throughout the property. Both kitchen and shower rooms have been refitted in recent years by the current owners, complimenting the standard of accommodation on offer.

The bungalow is arranged so that the living accommodation is towards the front aspect with both bedrooms overlooking the garden to the rear from which access can be gained to the conservatory which looks out over open countryside behind the property.

The garage provides space for a family car or plenty of additional storage and gardeners or hobbyists will enjoy the addition of a multi-purpose garden room/potting shed/workshop directly behind, but overlooking the rear garden, providing some additional outdoor space to enjoy.

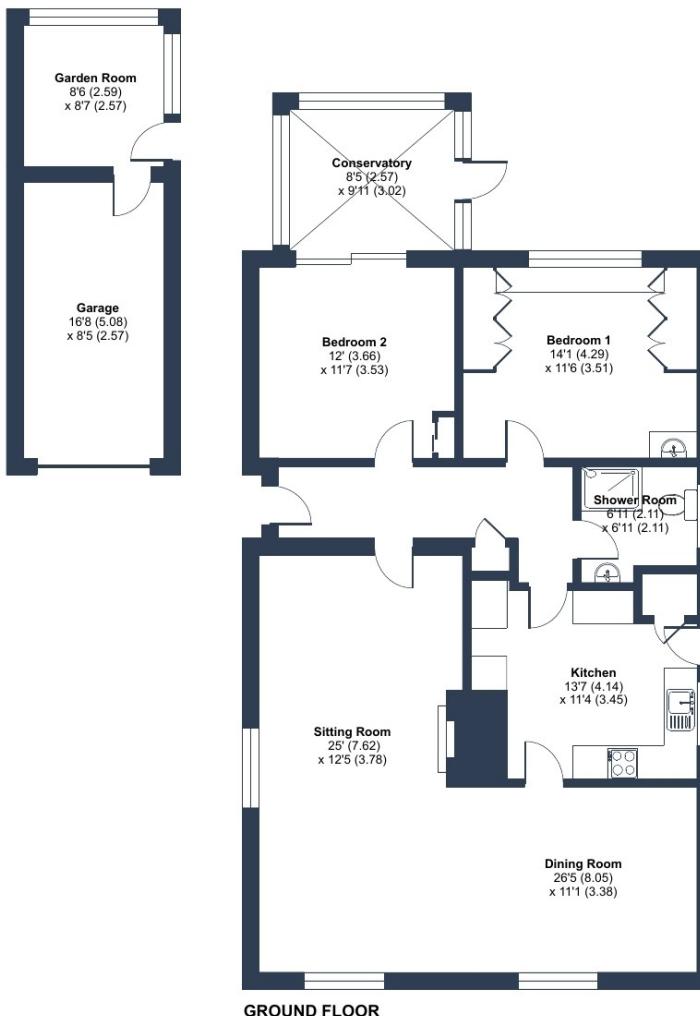


OUTSIDE

The property is located on the left of Martlets as you go down, conveniently opposite Birch End affording an open aspect to the front. The bungalow is set well back from the road, its' generous driveway for several cars leading to a garage with the garden room behind, the front garden is almost entirely laid to lawn.

Gated access to the rear garden can be reached on both sides of the bungalow which is mainly laid to lawn with herbaceous borders to the side and small patio, which enjoys a sunny aspect for much of the day. Views to the rear are uninterrupted over open countryside and can be enjoyed from the conservatory, either bedroom or garden room.





Approximate Area = 1217 sq ft / 113 sq m
 Garage = 142 sq ft / 13.2 sq m
 Garden Room = 72 sq ft / 6.7 sq m
 Total = 1431 sq ft / 132.9 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
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Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

Services

Electricity, gas, water and mains drainage are currently connected to the property.

Council Tax Band E. EPC-D. Reference PAH190090

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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