



9 Larch End

West Chiltington, Pulborough, West Sussex, RH20 2QE

www.alexharveyestateagents.co.uk

9 Larch End

A well appointed two-bedroom detached bungalow, situated on a mature plot with detached single garage & driveway parking. Located in the semi-rural village of West Chiltington, just a short drive from Pulborough with amenities and a mainline railway station.

- TWO DOUBLE BEDROOMS
- OPEN PLAN SITTING/DINING ROOM
- POTENTIAL TO EXTEND (STPP)
- WEST FACING REAR GARDEN
- DETACHED GARAGE & DRIVEWAY
- NO ONWARD CHAIN



This conveniently located home, in need of some cosmetic improvements and modernisation, offers plenty of potential and well-proportioned accommodation arranged on one level.

The welcoming hallway, with parquet-style flooring, provides access to the sitting/dining room, kitchen, bathroom, and two double bedrooms.

The dual aspect sitting/dining room is a versatile, L shaped space with plenty of natural light and a feature fireplace with brick surround and an electric fire.

The kitchen, accessed via the hallway or via the sitting/dining room, is a generous space ready for you to install the kitchen of your dreams. It is currently fitted with a variety of units with contrasting stone-effect worktops and finished with patterned tiling. Appliances include an electric oven, a ceramic four-ring hob, and space with plumbing for a dishwasher. The door leads out to the side of the property.

Both bedrooms in this home are generous doubles offering plenty of versatile space, with abundant light from the windows which offer views of the rear garden. The central family bathroom is likely to require some cosmetic renovations which will help you to put your own mark on this spacious home.

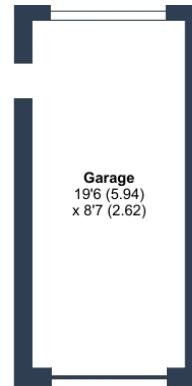
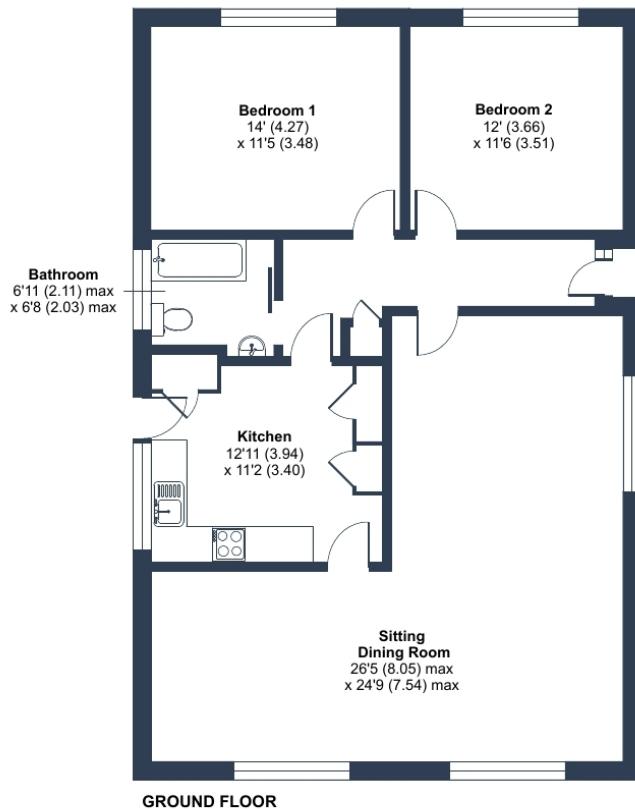


OUTSIDE

The property is situated in a cul-de-sac of just 10 properties and is approached via a driveway, with parking for at least two cars, leading to the detached single garage. A side gate provides access to the rear garden. This west-facing space is perfect for aspiring gardeners, with foreshadowing of the story yet to be told, mainly hard standing with mature planting and garden shed for storage.

West Chiltington, just to the north of Storrington, offers a local store, post office, public house and church. Be sure to visit the ever-popular Kinsbrook Vineyards offering a farm shop, butchery & restaurant. The busy centre of Storrington has an excellent range of traditional shops & local traders that cater for everyday needs and well-reviewed restaurants and pubs. Pulborough is approximately 3 miles away, where there is a main line railway station, offering a regular service to London Victoria and the South coast.





Approximate Area = 1083 sq ft / 100.6 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1250 sq ft / 116.1 sq m

For identification only - Not to scale

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, storage heaters (not tested), water and mains drainage are currently connected to the property.

Council Tax Band E. EPC-E.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk