



Arborfield | Castlegate | West Chiltington | West Sussex | RH20 2NJ

 **FOWLERS**
ESTATE AGENTS



Arborfield

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£795,000

A substantial detached Bungalow offering scope for modernisation and extension, delightfully situated in this generous plot occupying 0.67 acres and situated within this highly sought after private road. Internal accommodation comprises: four bedrooms, sitting room, dining room/bedroom, kitchen/breakfast room, utility room, conservatory, en-suite to main bedroom and family shower room. Outside, there is extensive driveway parking leading to an attached double garage and beautiful secluded gardens. No forward chain.

- Substantial Detached Bungalow
- Occupying approx.0.67 of an acre
- Highly regarded Private Road
- Extending to 2086 Sqft
- Four Bedrooms
- Reception Hall
- Dual aspect Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- En-suite to Main Bedroom
- Family Shower Room
- Conservatory
- Beautiful Gardens to all sides
- Attached Double Garage
- Extensive Driveway Parking
- Scope for modernisation and extension





Entrance Solid oak leaded light front door to:

Reception Hall Parquet wood block flooring, radiator.

Dual Aspect Sitting Room 18' 0" x 18' 0" (5.49m x 5.49m) Feature open fireplace with stone inset, oak mantel and tiled hearth, three radiators, leaded light windows, double doors leading to:

Conservatory 13' 0" x 7' 4" (3.96m x 2.24m) Of uPVC construction with tiled flooring.

Kitchen/Breakfast Room 22' 3" x 9' 11" (6.78m x 3.02m) Range of wall and base units, tiled working surfaces, inset one and a half bowl single drainer sink unit with mixer tap, range of eye-level cupboards, crockery display unit, built-in eye-level cupboards, integrated dishwasher, Range cooker with extractor over, two radiators, leaded light windows overlooking gardens.

Utility Room 9' 1" x 6' 0" (2.77m x 1.83m) Space and plumbing for washing machine and tumble dryer, wall-mounted 'Worcester' boiler, built-in storage cupboard.

Bedroom One 14' 0" x 12' 0" (4.27m x 3.66m) Parquet wood block flooring, built-in wardrobe cupboards, radiator, leaded light windows, door to:

En-Suite Inset Victorian claw leg bath with fitted shower attachment, pedestal wash hand basin, separate enclosed shower cubicle with fitted independent shower, low level flush w.c., radiator, part tiled walls.

Bedroom Two/Dining Room 13' 0" x 11' 0" (3.96m x 3.35m) Radiator, leaded light windows, parquet wood block flooring.

Study 10' 8" x 5' 8" (3.25m x 1.73m) Radiator, leaded light windows, parquet wood block flooring.

Inner Hallway Access to loft space, cupboard housing shelved linen cupboard.

Inner Lobby Accessed via kitchen, radiator, door leading to rear garden.

Shower Room Low level flush w.c., enclosed shower cubicle with fitted independent shower unit.

Bedroom Three 18' 1 maximum" x 12' 4 maximum" (5.51m x 3.76m) Built-in wardrobe cupboards, leaded light windows, radiator, exposed wood flooring.

Bedroom Four 13' 3" x 7' 6" (4.04m x 2.29m) Radiator, leaded light double glazed window.

Outside

Gardens Being a feature of the property occupying overall 0.6 of an acre with large tarmac driveway parking area for several vehicles, leading to:

Double Garage 19' 5" x 19' 0" (5.92m x 5.79m) Twin folding doors.

Front Section of Garden Offering a high degree of privacy, screened by hedging, mature trees and shrubs, large terraced area.

Further Side Section of Garden Mainly laid to lawn with various fruit trees.

Rear Section of Garden Large terraced area, door accessing garage.

EPC Rating: Band C.



Arborfield, Castlegate, Pulborough, RH20

Approximate Area = 2086 sq ft / 193.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Fowlers Estate Agents. REF: 1207803



"We'll make you feel at home..."



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