



Pine Croft

Nyetimber Copse, West Chiltington, Pulborough, West Sussex, RH20 2NE

www.alexharveyestateagents.co.uk



Pine Croft

A bright and airy detached four-bedroom bungalow, situated on a mature plot approaching 1/4 of an acre with driveway parking and double garage. Located on an exclusive, private development in the popular village of West Chilton, close to local amenities and a short drive from Pulborough railway station.

- FOUR BEDROOMS
- TWO BATHROOMS
- SPACIOUS KITCHEN/BREAKFAST ROOM
- SOUTH-FACING REAR GARDEN
- DOUBLE GARAGE & DRIVEWAY
- NO ONWARD CHAIN



The bright and welcoming hallway provides access to the kitchen/breakfast room, sitting/dining room, three double bedrooms, a single bedroom and the family shower room.

The dual aspect kitchen/breakfast room is a particular feature of this home, with plenty of natural light from the sliding doors that lead into the garden. The kitchen is fitted with traditional style units with wood-effect worktops and finished with feature tiling. Appliances include side-by-side ovens, ceramic hob with extractor over, and space with plumbing for a dishwasher and a washing machine.

The spacious sitting/dining room offers a generous, versatile space with feature fireplace and triple sliding doors leading into the garden.

All of the bedrooms have built-in wardrobes providing plenty of storage. Bedroom three has a door leading out into the garden. The family shower room is fitted with a basin unit with storage, w.c., and walk-in shower.

Bedroom one has the benefit of a luxury en-suite bathroom which has been fitted with a modern suite comprising w.c. unit, panelled bath with shower over and a basin unit with storage and finished with a chrome-effect heated towel rail.

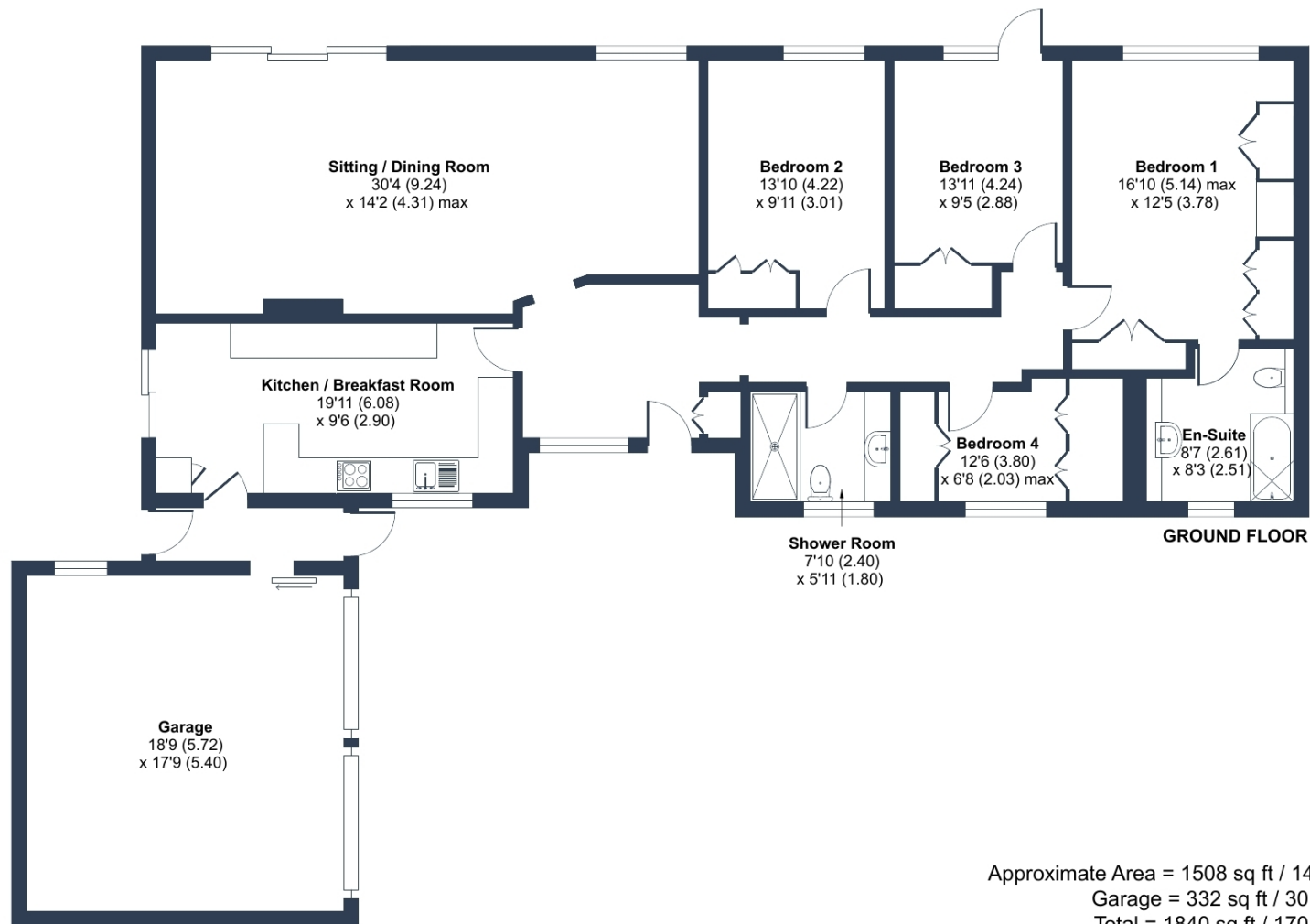


OUTSIDE

The property is approached via a gravelled driveway, with ample parking, leading to the double garage. Set on a plot approaching a quarter of an acre, the property has a glorious south-facing rear garden, perfect for aspiring gardeners. The garden is mainly laid to lawn with mature planting and a generous patio area which is ideal for alfresco dining & entertaining.

West Chilton, 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.





Approximate Area = 1508 sq ft / 140 sq m
Garage = 332 sq ft / 30.8 sq m
Total = 1840 sq ft / 170.8 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). © nichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1268279

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, mains gas, water and mains drainage are currently connected to the property. Council Tax Band G. EPC-D.

Agents Note: There is an annual service charge payable and there are restrictive covenants at this property.

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

