



Willetts End Bungalow

Broadford Bridge Road, West Chiltington, West Sussex, RH20 2LE

Batcheller
Monkhouse

Our Corner of England

WILLETTS END BUNGALOW

A bright and spacious semi-detached bungalow set in a lovely rural location benefiting from potential to extend (STPP) with private gardens, stables, outbuildings and paddocks extending to approximately 3.30 acres (1.34 hectares).

Ground Floor

- Entrance Lobby
- Cloakroom
- Kitchen
- Sitting Room
- 3 Bedrooms
- Bath/Shower Room

Outside

- Ample Driveway
- Secluded Gardens
- Paddocks
- Stable Block with 5 Stalls
- Hay Barn and Tack Room
- 2 Mobile Homes (uninhabited)



DESCRIPTION

Willets End Bungalow is an appealing three bedroom home offered in good decorative order set in countryside surroundings with all principal rooms enjoying a bright and airy feel, and ample built-in storage throughout. The property offers a good deal of potential to further extend and improve (subject to obtaining planning permission), providing an ideal opportunity for those seeking a rural lifestyle in their own smallholding or equestrian facility.

The accommodation comprises:

- **Entrance Lobby** with space for coat and shoe storage.
- **Cloakroom** with w.c.
- **Kitchen** Side aspect and fitted with an attractive range of base and wall units with ample work surfaces over, space and plumbing for appliances, double Rangemaster cooker with extractor over and space for free standing fridge/freezer.
- **Sitting Room** A lovely bright and spacious room with large front and side aspect windows, feature open fireplace with stone surround and hearth.
- **Inner Hall** Range of built-in storage cupboards and double doors leading to the side garden.
- **Double Bedroom 1** A further bright and spacious room with large rear aspect window enjoying views over fields beyond. Range of built-in wardrobe cupboards.
- **Double Bedroom 2** Rear aspect enjoying rural views. Built-in storage cupboard.
- **Bedroom 3** Front aspect.
- **Family Bath/Shower Room** White suite comprising wash hand basin, w.c. and panelled bath with shower over.



OUTSIDE

To the front is a good size driveway providing parking for several vehicles with an area of garden to the front whilst the private rear gardens are planted with a variety of fruit trees and shrubs. There are 2 uninhabited mobile homes with access to the side leading to the stable block, hay barn and tack room, and fenced paddocks beyond. The land extends to approximately 3.30 (1.34 hectares) acres in total.



AMENITIES

Local: The property lies on the rural outskirts of West Chiltington village which has a public house, village store, post office, village hall and Primary School. Billingshurst, Storrington and Pulborough are close by and provide an excellent range of further amenities.

Villages, Towns and Cities: Billingshurst (approximately 4.0 miles), Pulborough (approximately 4.9 miles), Storrington (approximately 4.6 miles), Horsham (approximately 10.3 miles), London (approximately 49.2 miles).

Transport: Billingshurst Station (approximately 3.3 miles), Pulborough station (approximately 6.2 miles) with services to London Victoria. A24 and A23 to London, Gatwick Airport and the national motorway network.

Schools: Schools include West Chiltington Primary School, St Marys Church of England Primary School in Pulborough, Storrington Primary School, Billingshurst Primary School, The Weald Secondary School, and the Steyning Grammar School.

Leisure: Leisure centre with gymnasium and swimming pool in Billingshurst, South Downs National Park, cross country schooling course at Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell, polo at Cowdray and Knepp Castle. Golf at The West Sussex course at Pulborough, the Festival of Speed at Goodwood, theatres at Horsham, Guildford and Chichester. Local vineyards at West Chiltington (Nyetimber and Kinsbrook) and Nutbourne.

DIRECTIONS

From the village centre of West Chiltington, proceed along Broadford Bridge Road for approximately 1.9 miles and the property will be found on the right hand side. **What3Words:** ///amends.scary.recitals

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Parkside, Chart Way, Horsham RH12 1RL. Telephone 01403 215100. Website: www.horsham.gov.uk

Services (not checked or tested): Mains water and electricity, private drainage, solar panels and central heating via LPG boiler.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold.

Land Registry Title Numbers: WSX356263 and WSX142841

EPC Rating: D **Council Tax Band:** E

GUIDE PRICE £725,000

Viewings

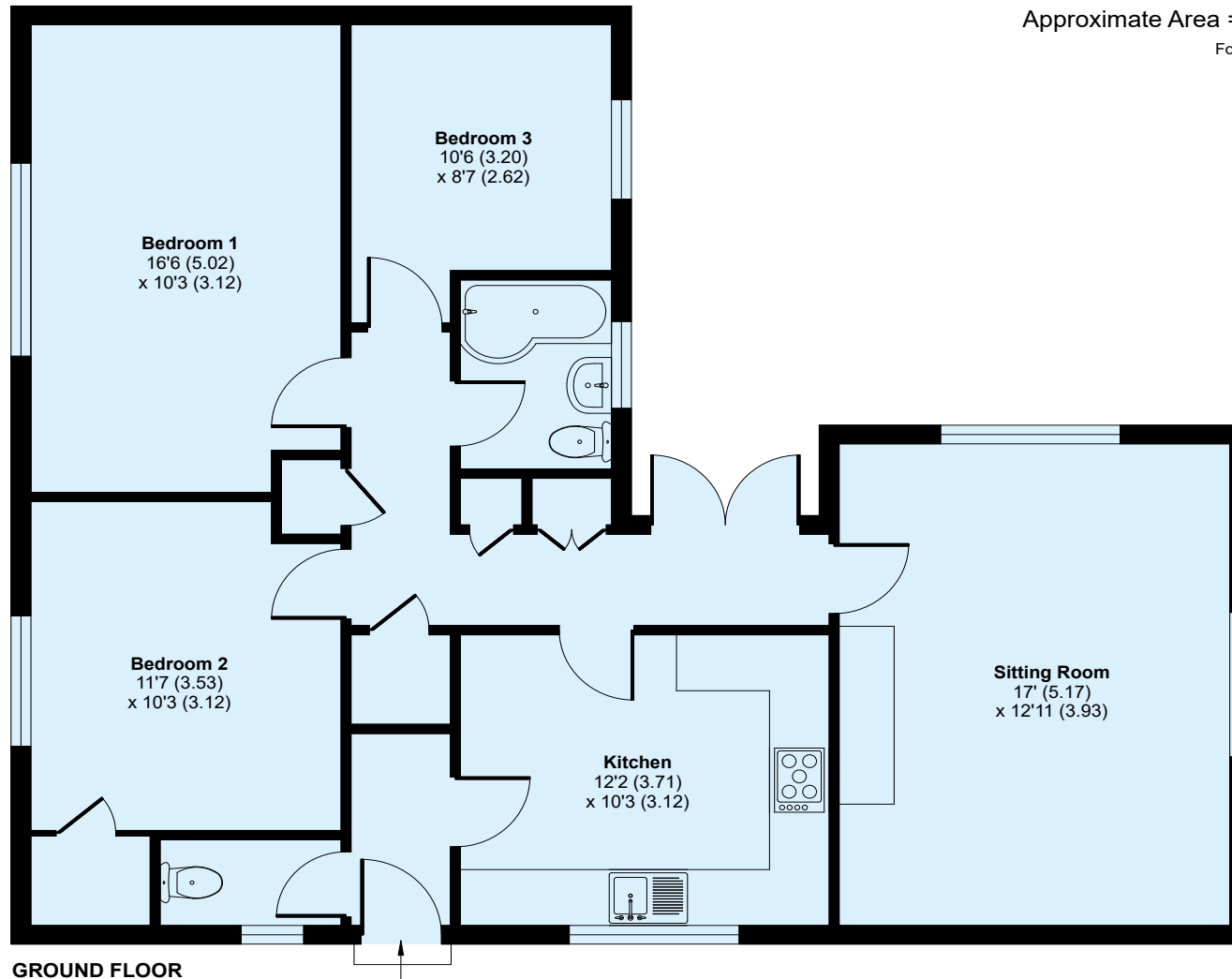
For an appointment to view, please contact our Pulborough Office.
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com



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Approximate Area = 930 sq ft / 86.3 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Batcheller Monkhouse. REF: 1229379

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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

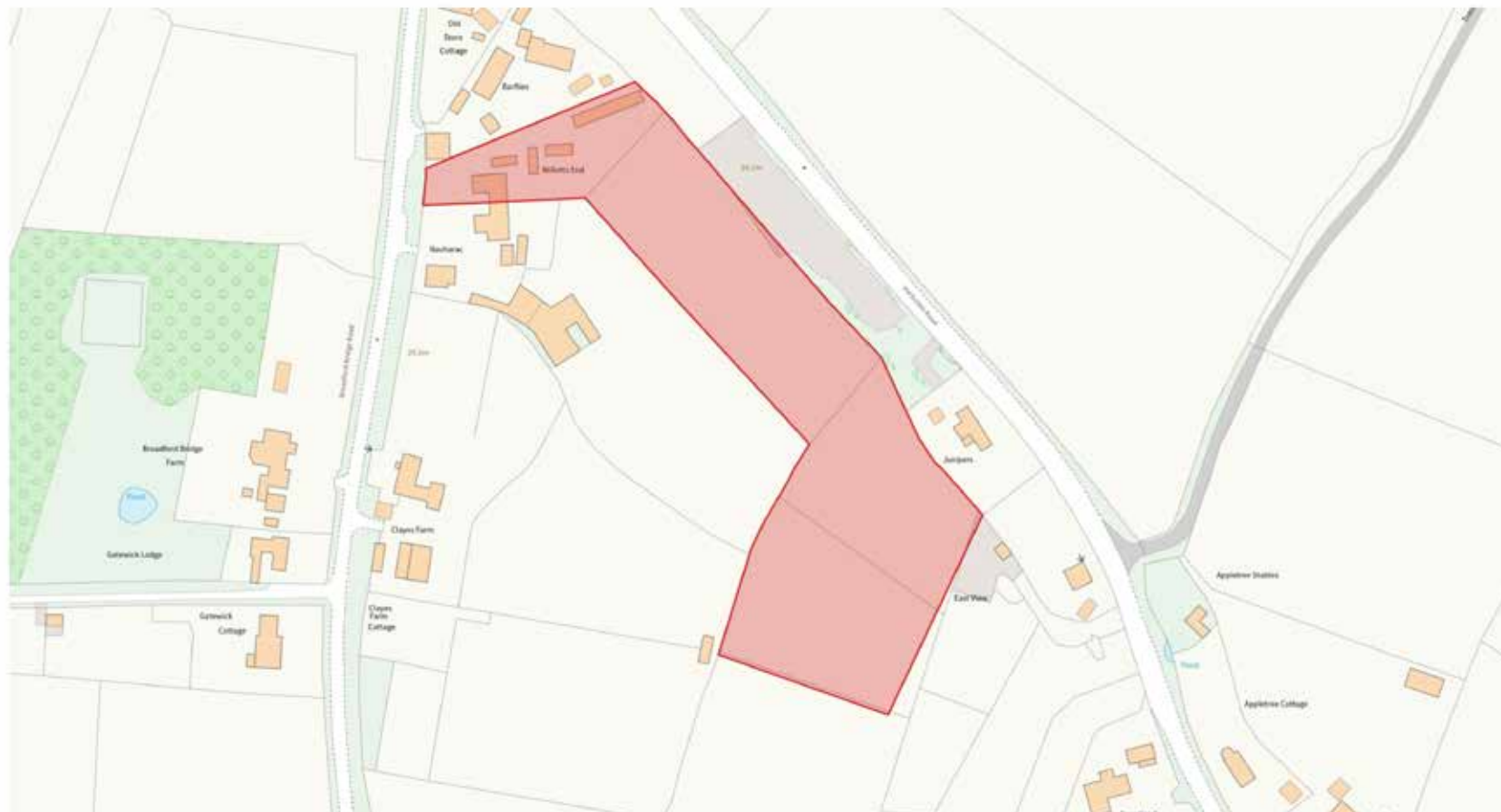
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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50 m
Scale 1:1953 (at A4)

