Birches Kithurst Park, Storrington - RH20 4JH

£925,000

Henry Adams
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Birches, Kithurst Park, Storrington

- A beautifully presented chalet bungalow in sought after Kithurst Park with views to the South Downs
- Within easy reach of village centre and a number of countryside walks on the South Downs Way and close to the National Park
- Large sitting room with wood burner and patio doors to garden opening to dining room and ground floor study
- Kitchen with range of appliances including induction hob, combination oven and conventional oven, dishwasher, wine fridge, space for America fridge freezer
- Ground floor third bedroom with jack and jill shower room from hallway
- Main bedroom with range of fitted cupboards and en-suite bathroom
- Additional double bedroom with fitted wardrobes and first floor bathroom
- Lovely grounds with seating area to the front to take full advantage of the views
- Rear garden with sunny raised patio area and a variety of plants and shrubs
- Double garage with ample driveway parking

A beautifully presented three-bedroom detached chalet bungalow, this impressive home is located in the highly sought after Kithurst Park and enjoys far-reaching views towards the South Downs. The property is ideally situated within easy reach of the village centre, offering convenient access to local amenities as well as a network of countryside walks along the South Downs Way and proximity to the National Park.

Upon entering, you are welcomed by a spacious hallway leading to a generous sitting room, which features a wood burner for cosy evenings and patio doors that open seamlessly to the garden. The sitting room flows into an elegant dining area, perfect for entertaining, and a versatile ground floor study, ideal for home working. The kitchen is thoughtfully designed and equipped with a range of quality appliances, including an induction hob, combination oven, conventional oven, dishwasher, wine fridge, and space for an American-style fridge freezer, providing everything required for modern family living. Adjacent to the kitchen is a utility area with access to the garden. The ground floor also offers a well-proportioned third bedroom, served by a stylish Jack and Jill shower room accessible from the hallway, making it ideal for guests or multi-generational living.

Upstairs, the main bedroom benefits from a range of fitted cupboards and a private en-suite bathroom for added comfort and convenience. An additional double bedroom, also with fitted wardrobes, is complemented by a contemporary first floor bathroom, offering ample space for family or visitors.

The property is set within lovely grounds, including a seating area to the front that takes full advantage of the stunning views. At the rear, a sunny raised patio area is surrounded by a variety of mature plants and shrubs, creating a tranquil and inviting setting. Further features include a double garage and ample driveway parking, ensuring plenty of space for vehicles and storage. This exceptional home combines stylish interiors, flexible accommodation, and an enviable location, making it an outstanding opportunity for those seeking a quality residence in a picturesque setting with easy access to both village life and beautiful countryside. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24. The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Approximate Area = 2005 sq ft / 186.2 sq m
Garage = 251 sq ft / 23.3 sq m
Outbuildings = 176 sq ft / 16.3 sq m
Total = 2432 sq ft / 225.8 sq m

For identification only - Not to scale

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Agents Note - Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. 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, system or appliance. Please ask if you would like further information, especially before you travel to the property.