



96 Dean Way, Storrington - RH20 4QS

Guide Price £700,000

96 Dean Way, Storrington

- Detached four bedroom home in a cul de sac location with south facing garden and within easy reach of the village and all amenities
- Large entrance hall with understairs storage cupboard and cloakroom
- Sitting room overlooking and with French door access to the rear garden with feature gas fire
- Dining room and study to overlooking the front of the property
- Modern kitchen with space for breakfast table and central island
- Utility room with access to garden and space for appliances
- Main bedroom with views to the South Downs, dressing area and modern en-suite shower room
- Three further double bedrooms, family bathroom and en-suite to guest bedroom
- South facing garden with large terrace and an abundance of plants and shrubs
- Double garage with electric up and over door and EV charge, driveway parking for two vehicles

Within a sought-after village location, this impressive 4-bedroom detached house epitomises modern family living at its finest. Boasting a south-facing garden and exceptional proximity to local amenities, this residence offers a perfect blend of convenience and luxury living.

Upon entering, a spacious hallway welcomes you with an understairs storage cupboard and cloakroom. The bright sitting room features French door access to the rear garden, complemented by a attractive gas fireplace, while the dining room and study overlook the front of the property, providing versatile spaces for relaxation and productivity. The contemporary kitchen is complete with a central island and a suite of premium appliances including a Neff double oven, Neff gas hob, Bosch dishwasher, and Miele fridge freezer. The adjacent utility room offers additional convenience with garden access and ample space for appliances.

The second floor hosts the main bedroom offering views of the South Downs, a dressing area, and a modern en-suite shower room. Three further double bedrooms, a family bathroom, and an en-suite to the guest bedroom complete the sleeping quarters.

Outside, the south-facing garden beckons with a generous terrace and an array of flourishing plants and shrubs creating a serene outdoor sanctuary. A double garage equipped with an electric up-and-over door and EV charge point, along with driveway parking for two vehicles, ensures practicality meets luxury. Additional insulation in the loft provides energy efficiency, adding to the desirability of this exceptional property.

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: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









Approximate Area = 1890 sq ft / 175.5 sq m
 Garage = 325 sq ft / 30.1 sq m
 Total = 2215 sq ft / 205.6 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.