



49 Pulborough Road, Storrington - RH20 4HJ

Guide Price £800,000

 **Henry Adams**
estate agents



49 Pulborough Road, Storrington

- Well proportioned family home dating back to the 1930's close to village amenities
- Sitting room with wood burner opening to dining room
- Family room / snug
- Large conservatory
- Extended kitchen with ample storage and walk in pantry
- Utility room and ground floor cloakroom
- Four double bedrooms, two with en-suite shower rooms and family bathroom
- Ample driveway parking
- Large south facing rear garden with patio terrace

This impressive four bedroom detached house offers a rare opportunity to acquire a well proportioned family home dating back to the 1930s, ideally situated close to a range of village amenities. Stepping inside, you are greeted by a welcoming entrance hall that leads to a bright and spacious sitting room featuring a charming wood burner, seamlessly opening through to the formal dining area - perfect for entertaining or family gatherings. There is also a separate study or snug which provides a versatile space or as a children's playroom. The property boasts a large conservatory, flooded with natural light, which serves as an ideal spot for year-round enjoyment.

The extended kitchen is thoughtfully designed with ample storage, quality fittings, and the added benefit of a walk-in pantry, catering to all culinary needs. Practicality is further enhanced by a separate utility room and a convenient ground floor cloakroom. Upstairs, the generous accommodation continues with four well sized double bedrooms, two of which benefit from modern en-suite shower rooms, while a stylish family bathroom serves the remaining bedrooms.

Throughout, the property combines original character features with contemporary finishes, creating a comfortable and inviting atmosphere. The house also offers ample driveway parking, ensuring convenience for both residents and guests. This substantial home is perfectly suited to modern family living, providing flexible spaces that can adapt to changing needs, all within a sought after village location. Early viewing is highly recommended to appreciate the space, quality, and lifestyle this delightful 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 Chanctonbury Leisure Centre for fitness classes and activities, Storrington 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 Pulborough 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

EPC: C

Tenure: Freehold















Approximate Area = 2112 sq ft / 196.2 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.