



88 Dean Way | Storrington | West Sussex | RH20 4QS

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88 Dean Way

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£760,000

A beautifully presented five bedroom family home set within this quiet cul-de-sac position, located on the Hormare development with 3/4 of a mile of the village centre. Internally, the property has been subject to extensive modernisation by its current owners with accommodation comprising: ground floor cloakroom, sitting room with feature fireplace, superb open plan kitchen/dining/day room with integrated appliances, utility room and study. To the first floor the main bedroom has re-fitted en-suite, bedroom two with re-fitted en-suite and a family bathroom. Outside, there is off road parking leading to an attached garage with the rear garden having a large terrace and offering a good degree of privacy.

- Detached Family Home
- Quiet Cul-de-Sac Location
- Popular Hormare development
- Five Bedrooms
- Entrance Hall with Karndean flooring
- Ground Floor Cloakroom
- Sitting Room with feature fireplace
- Superb open plan Kitchen/Dining/Day Room
- Integrated Appliances
- Utility Room
- Study
- En-suite to Main and second Bedrooms
- Family Bathroom
- Secluded rear garden and terrace
- Off-road Parking for 2 vehicles
- Single Garage

Entrance Double glazed front door to:

Entrance Hall Karndean flooring.

Ground Floor Cloakroom Low level flush w.c., radiator, wall-mounted wash hand basin, shelved storage cupboard.

Sitting Room 19' 8 to bay" x 11' 11 maximum" (5.99m x 3.63m) Double glazed window bay with plantation blinds, two radiators, feature open working fireplace with slate hearth and stone mantel over, part panelled walls.

Study 17' 6" x 8' 0" (5.33m x 2.44m) Karndean flooring, double glazed windows with plantation blinds, door accessing garage.

Superb Open Plan Kitchen/Dining/Day Room 36' 2 maximum" x 12' 2 maximum" (11.02m x 3.71m)

Kitchen Area Extensive range of wall and base units, wood block working surfaces, inset five ring 'NEFF' hob with stainless steel extractor over, one and a half bowl single drainer sink unit, peninsula breakfast bar with under-seating, integrated dishwasher, integrated twin fan assisted electric ovens with microwave and coffee maker, built-in fridge/freezers, underfloor heating, Karndean flooring, door leading to:

Utility Room 8' 0" x 5' 1" (2.44m x 1.55m) Single drainer sink unit, wood block working surfaces, wall-mounted boiler, space and plumbing for washing machine and tumble dryer.

Dining Area Double glazed French doors leading to terrace and gardens, vertical radiator, underfloor heating, Karndean flooring.

Day Room Area Built-in shelving with storage cupboards under, recessed area suitable for housing TV, built-in media station with integrated ceiling Bose speakers, twin doors leading to sitting room.

Stairs to:

First Floor Landing Access to loft space, shelved linen cupboard housing pressurised cylinder.

Bedroom One 14' 1" x 12' 0" (4.29m x 3.66m) Radiator, double glazed windows with plantation blinds, integrated ceiling speakers, door to:

En-Suite Bathroom Underfloor heating, walk in double shower with glass and chrome screen and overhead soaker, twin inset wash hand basin with drawers under and monobloc taps, wall-mounted mirrored cabinet, push flow w.c.

Bedroom Two 12' 1" x 11' 0" (3.68m x 3.35m) Radiator, double glazed window with plantation blinds, door to:

En-Suite Shower Room Double shower with sliding glass and chrome screen with fitted independent shower unit and overhead soaker, wall-mounted wash hand basin with drawer under, wall-mounted vertical towel rail, push flow w.c., extractor fan.

Bedroom Three 12' 7 to bay" x 11' 6 maximum" (3.84m x 3.51m) Radiator, double glazed windows with plantation blinds, built-in storage cupboard.

Bedroom Four 12' 1" x 10' 9" (3.68m x 3.28m) Radiator, double glazed windows with plantation blinds..

Bedroom Five 17' 8 minimum" x 8' 4" (5.38m x 2.54m) Radiator, double glazed windows with plantation blinds.

Family Bathroom Free-standing bath with monobloc tap with shower attachment, pedestal wash hand basin, walk-in semi-circular shower unit with glass and chrome screen with fitted shower attachment and overhead soaker, extractor fan, part tiled walls, underfloor heating, low level flush w.c.

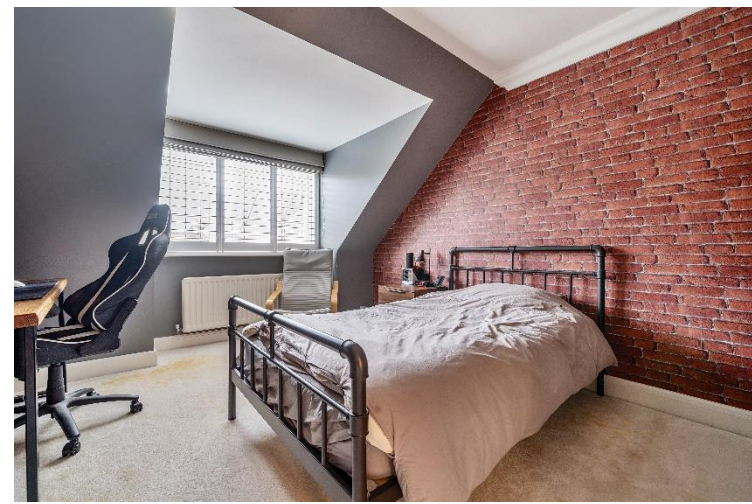
Outside

Front Garden Off-road parking for two vehicles, leading to:

Attached Single Garage 15' 11" x 8' 7" (4.85m x 2.62m) Up and over door.

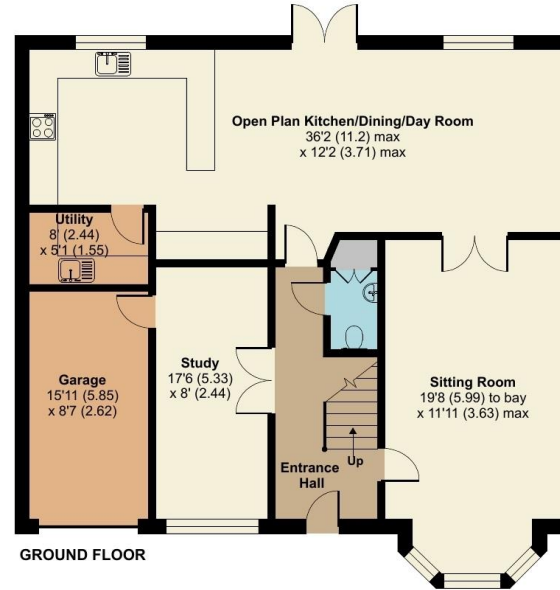
Rear Garden Fixed aluminium framed covered Gazebo with pull down screens, large paved terraced area, shaped lawned area, screened by fence panelling with play area with wood chip, outside power supply, side access, outside lighting.

EPC Rating: Band C.





Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Fowlers Estate Agents. REF: 1257153

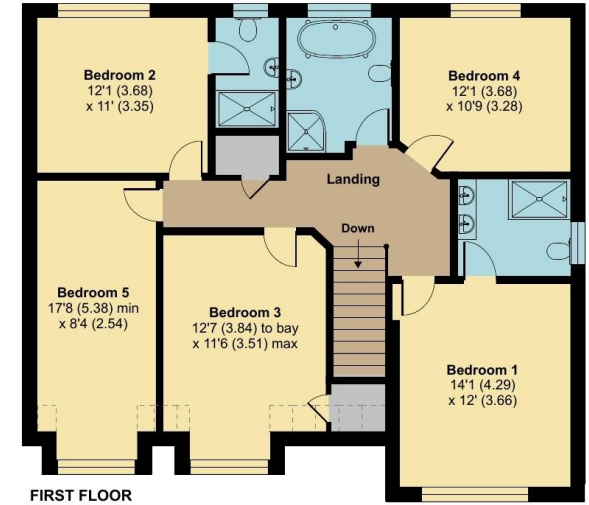
Dean Way, Storrington, Pulborough, RH20

Approximate Area = 2405 sq ft / 223.4 sq m (includes garage)

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Total = 2443 sq ft / 226.9 sq m

For identification only - Not to scale



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