



17 Pulborough Road | Storrington | West Sussex | RH20 4HJ

 **FOWLERS**
ESTATE AGENTS



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Storrington | West Sussex | RH20 4HJ

£795,000

An immaculately presented three/four bedroom detached home having been subject to extensive renovation, refurbishment and extension to a high standard by its current owner. The property is conveniently located within 1/2 mile of the village centre, with accommodation comprising: superb open plan sitting room/dining room/kitchen with feature vaulted ceiling and bi-folding doors leading to sun terrace and gardens, range of integrated appliances and granite working surfaces, snug/reception room, study/bedroom 4 and family bathroom, en-suite with walk-through dressing area to main bedroom. Outside, there is driveway parking leading to a detached garage and utility room, beautiful south aspect gardens with large terrace and detached studio with the overall plot measuring 0.3 of an acre.

- Skillfully refurbished and extended
- Extending to 1806sqft
- Three/Four Double Bedrooms
- Located ½ mile from village centre
- Superb open plan Sitting/Kitchen/Dining Room
- Integrated Appliances
- Feature vaulted ceiling
- Snug/Reception Room
- Study/Bedroom 4
- Family Bathroom
- En-suite and walk-through dressing room
- Driveway Parking
- Detached Garage/Utility Room
- Occupying 0.3 of an acre
- Beautiful south aspect Gardens
- Detached Studio

Entrance uPVC double glazed front door to:

Enclosed Entrance Vestibule Tiled flooring, built-in shelving, cloaks area, vertical radiator, part glazed door through to:

Hallway Radiator, access to loft space, velux window, shelved linen cupboard, built-in cloaks cupboard.

Snug/Reception Room 13' 2" x 13' 1" (4.01m x 3.99m) Double glazed windows, vertical towel rail, exposed brick walling, built-in shelving.

Superb Open Plan Sitting Room/Dining Room/Kitchen Area

Kitchen Area 19' 10" x 16' 10" (6.05m x 5.13m) Feature vaulted ceiling and window with bi-folding doors leading to garden, central island with quartz working surfaces and recessed area with six ring 'Smeg' Range cooker, further range of working surfaces with stainless steel double sink with swan neck tap with 'quooker' tap for hot and sparkling water, integrated 'Bosch' fan assisted electric oven and integrated microwave, recessed area suitable to housing fridge/freezer, further eye-level cupboards, integrated dishwasher and waste bin, velux windows, delightful outlook over gardens.

Sitting Room/Dining Room Area 19' 7" x 13' 10" (5.97m x 4.22m) Built-in shelving and storage cupboards with integrated wine fridge and skylight windows overlooking garden with exposed brick walling.

Bedroom One 13' 1" x 11' 11" (3.99m x 3.63m) Radiator, double glazed windows, built-in storage cupboard, walk through dressing area with built-in shelving and hanging space leading to:

En-Suite Shower Room Walk-in glass and chrome screen with overhead soaker and separate shower attachment, velux skylight with concealed spot lighting, push flow w.c., inset wash hand basin, laminated wood flooring.

Bedroom Two 13' 0" x 13' 0" (3.96m x 3.96m) Radiator, double glazed windows, built-in wardrobe cupboard.

Bedroom Three 11' 11" x 11' 7" (3.63m x 3.53m) Radiator, double glazed windows, built-in wardrobe cupboard.

Family Shower Room Large walk-in shower, tiled flooring, fully tiled walls, overhead soaker and separate shower attachment, wash hand basin with inset bath and low level flush w.c.

Bedroom Four/Study 13' 0" x 11' 11" (3.96m x 3.63m) Bank radiator, double glazed windows.

Outside

Driveway, Parking and Front Garden Brick paved driveway parking for several vehicles leading to garage, side access with outside hot and cold water supply.

Detached Garage 15' 3" x 10' 8" (4.65m x 3.25m) Up and over door. EV charging point. Currently used as a gym, laminate flooring, power and light, door leading to:

Utility Room 10' 8" x 4' 10" (3.25m x 1.47m) Space and plumbing for washing machine and tumble dryer, space for fridge/freezer.

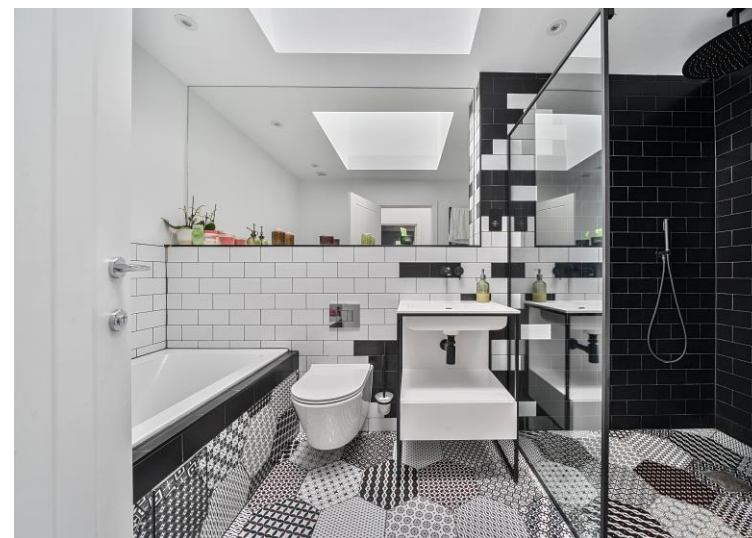
Rear Garden Outside covered timber framed covered area, outside covered barbecue area with slate flooring and stone preparation area with inset sink and barbecue storage areas and entertaining area. Stone paved patio with raised decked area with uplighting, leading to:

Detached Studio 14' 0" x 8' 5" (4.27m x 2.57m) Radiator, door leading to:

Greenhouse 8' 6" x 8' 6" (2.59m x 2.59m) Double glazed windows, door to gardens.

Section of Garden Raised vegetable and fruit beds, greenhouse with power and light, generous lawned section of garden with play area, two timber storage sheds, one mirrored with light and power, screened by hedging and mature trees and shrubs, side access with further timber storage shed.

EPC Rating: Band C.





Pulborough Road, Pulborough, RH20

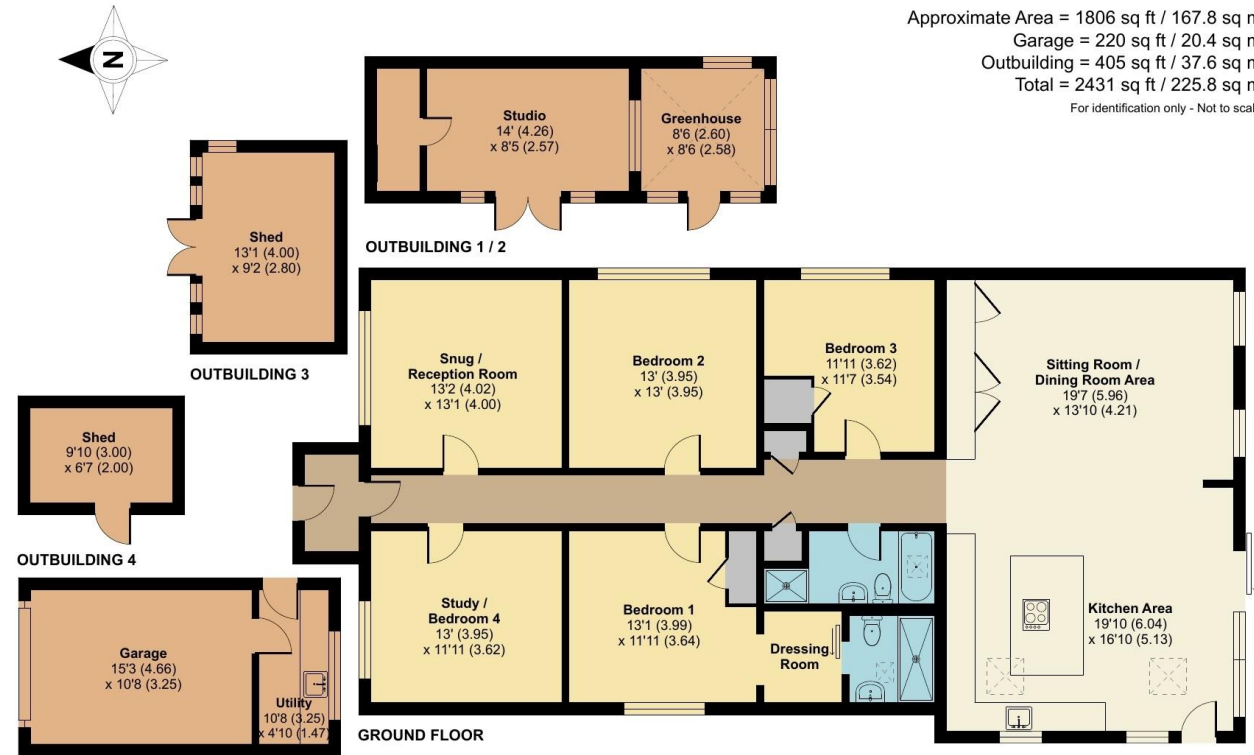
Approximate Area = 1806 sq ft / 167.8 sq m

Garage = 220 sq ft / 20.4 sq m

Outbuilding = 405 sq ft / 37.6 sq m

Total = 2431 sq ft / 225.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Fowlers Estate Agents. REF: 1311378



"We'll make you feel at home..."



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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
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