



Dene Tye  
Pound Hill, West Sussex RH10 7TS  
**£850,000**

Nestled in the desirable area of Dene Tye, Pound Hill, this splendid, extended detached house offers a perfect blend of comfort and elegance. With four generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive. Each bedroom is thoughtfully designed, providing a peaceful retreat at the end of a busy day.

The house boasts a stunning open-plan kitchen/dining/sitting room, perfect for entertaining guests or enjoying family time. There is also a spacious, separate living room offering a tranquil retreat.

The property benefits from a gorgeous main bedroom suite with a part vaulted ceiling, separate dressing room and en-suite shower room making it a lovely relaxing environment. The second bedroom also benefits from an en-suite shower room and there is also a family bathroom, ensuring morning routines are a breeze.

Set in a sought after tranquil neighbourhood, this property is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The combination of spacious interiors and a prime location makes this house a truly exceptional opportunity.

Do not miss the chance to make this delightful home your own.



#### Entrance Porch

Composite front door with obscured double glazed windows to either side, Karndeane wood effect flooring, glazed double doors to:

#### Hallway

Stairs to the first floor, radiator, Karndeane wood effect flooring, doors to:



#### Downstairs Cloakroom

White suite comprising a wc and hand basin with a mixer tap, part wood panelled walls, period style radiator, Karndeane wood effect flooring.



#### Living Room

Bow double glazed window to the front, double glazed French casement doors to the side, two radiators, coving, folding glazed doors to:

#### Open-Plan Kitchen/Dining/Sitting Room

A stunning open-plan space ideal for family life and entertaining comprising a range of base and eye level panel fronted units with granite work surfaces over and matching splash backs, inset sink unit with a mixer tap and drainer, two built in eye level Bosch ovens, inset Neff induction hob with inbuilt extractor fan, integrated dishwasher, triple integrated under counter fridges, breakfast bar, tiled floor, doubled glazed windows to the side and rear, open to the dining/sitting area with Karndeane wood effect flooring, two radiators, double glazed bi-fold doors to the garden, velux windows, double glazed windows to the side.

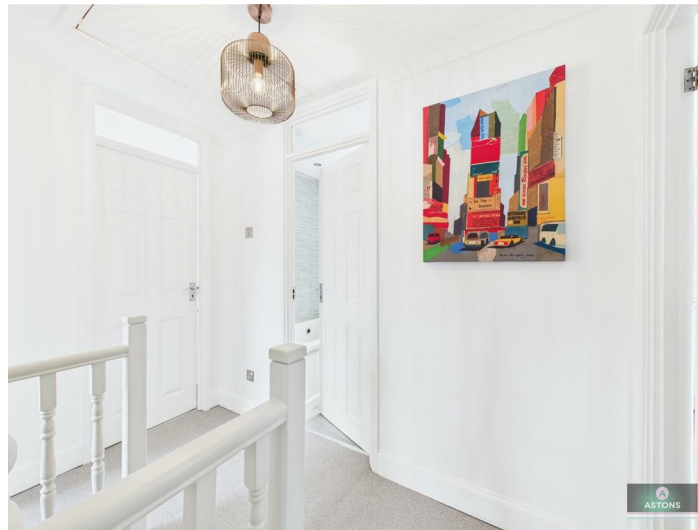
#### Utility Room

Range of base level panel fronted units with granite work surfaces over and matching splash backs, inset sink unit with a mixer tap and drainer, space for a washing machine and tumble dryer, integrated drinks fridge, radiator, tiled floor, double glazed windows to the side and a double glazed door to the garden, personal door to the garage.



#### Landing

Access to the loft space via a pull down ladder, doors to:



#### Bedroom One

Double glazed window to the front, radiator, part vaulted feature ceiling, recessed down lighters, recessed shelves, doorway to:

#### Dressing Room

Double glazed window to the front, radiator, recessed down lighters, door to:



#### En-Suite Shower Room

White suite comprising a walk-in shower cubicle with a mixer shower unit featuring a fixed rainfall and separate hand held head, two hand basins with mixer taps and vanity units below, wc, part tiled walls, tiled floor, vaulted ceiling with recessed down lighters, heated towel rail, obscured double glazed window, velux window, extractor fan.



#### Bedroom Two

Dual aspect double glazed windows, radiator, doorway to:





#### En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, hand basin with a mixer tap and vanity unit below, tiled walls and floor, recessed down lighters, extractor fan.

#### Bedroom Three

Double glazed window to the rear, radiator, wood effect flooring.



#### Bedroom Four

Double glazed window to the rear, radiator.



#### Family Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate shower unit over featuring a fixed and hand held head, pedestal hand basin with a mixer tap, wc, part tiled walls, tiled floor, heated towel rail, obscured double glazed window, recessed down lighters, extractor fan.



#### To The Front

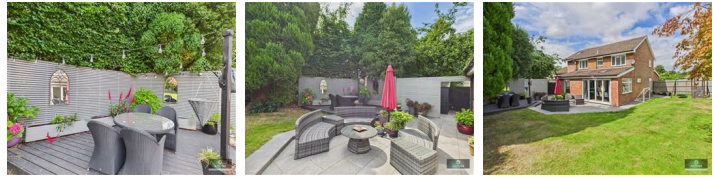
The property is approached via a block paved driveway which offers parking for several cars and leads to the garage and front door, lawned area to the side and gated access to the rear garden.

#### Double Garage

Electric roller door, power and light, gas fired Worcester boiler with mega flo tank.

#### Rear Garden

The garden enjoys a southerly aspect and wraps round the property comprising a paved patio terrace adjacent to the house, an additional raised decked seating area, large lawned area which extends to the side, wooden summerhouse, mature plant and shrub borders, fence enclosed with side access gate, archway to further paved garden area.



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#### Disclaimer

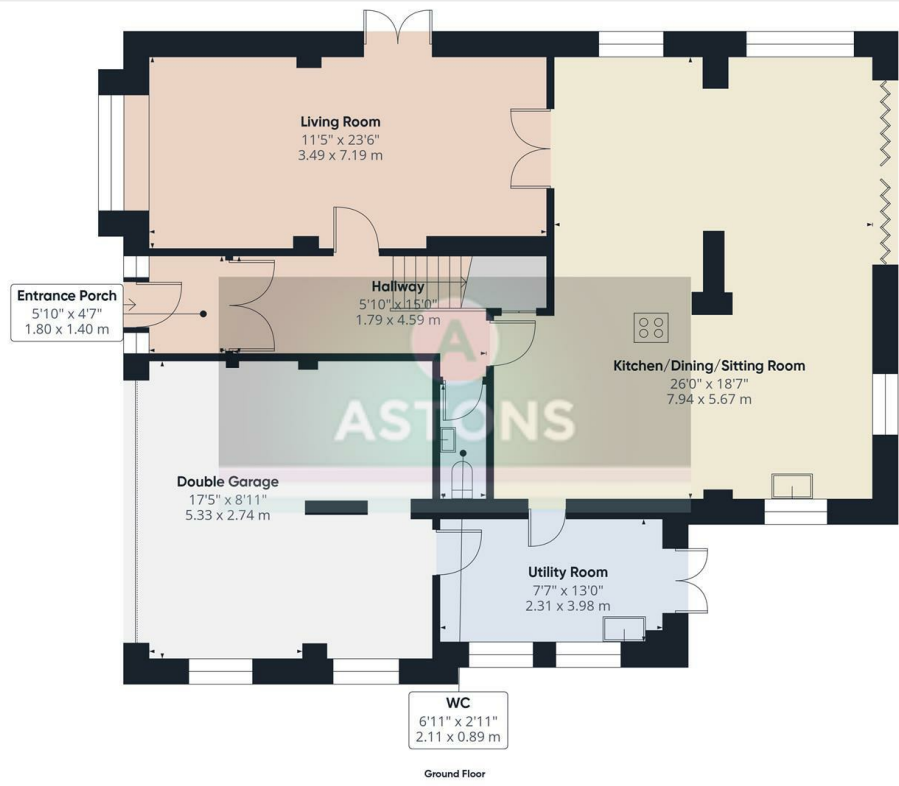
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

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Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



Approximate total area<sup>(1)</sup>

1331 ft<sup>2</sup>  
123.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>

821 ft<sup>2</sup>  
76.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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