



37 Pulborough Road, Storrington, West Sussex RH20 4HJ



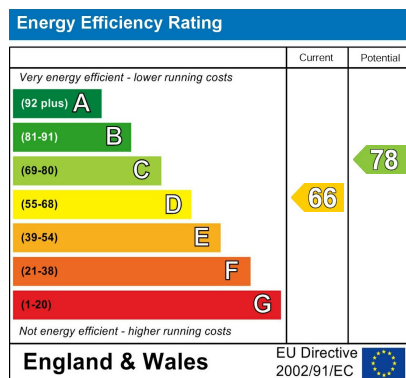


37 Pulborough Road,
Storrington, West Sussex RH20 4HJ

Guide Price £750,000 Freehold



- SOUTH FACING GARDEN
- DETACHED FOUR BEDROOM HOUSE
- CLOSE TO LOCAL AMENITIES
- LEISURE CENTRE NEARBY
- EXTREMELY WELL PRESENTED
- OFF ROAD PARKING



Accommodation

Spacious entrance hall * Double aspect sitting room * Dining area * Modern fitted kitchen/breakfast room * Separate utility room * Ground floor cloakroom * Separate day room * Four first floor bedrooms * First floor family bathroom and separate first floor shower room * Large landing with built in shelving and storage * Off road parking for numerous vehicles * Level landscaped South facing rear garden Large storage shed * Bike store * Close to local amenities * EPC rating D *

Directions

What3words///sprinkler.trickles.shadowed

The Property

The property is entered via a spacious entrance hall with solid oak flooring and doors to sitting room and inner hall. To the right of the entrance hall there is a cosy double aspect sitting room with feature tile clad fireplace housing a wood burning stove. From here a further door leads through to the fabulous dining area with porcelain under floor heated tiled flooring, feature fireplace, space for large kitchen table and turning staircase with understairs storage cupboard. The modern fitted kitchen comprises of a breakfast bar, quartz work surfaces and built in Neff appliances. To one side of the kitchen there is access to a separate utility room with matching base and wall mounted units and space and plumbing for a washing machine. Thereafter there is a well appointed ground floor cloak room and door to rear garden. To the left of the kitchen there is a useful dayroom/playroom with solid wood flooring and bi-fold doors leading onto a generous tiled South facing patio area. To the first floor, an ornate turning staircase leads you to the spacious double sized landing with built in shelving and storage. There is a generous double bedroom to the front, two further double bedrooms to the rear, both with South facing views over the rear garden. The fourth bedroom is also a double and is currently used as a home office. There is an extremely well appointed family bathroom comprising of tiled under floor heating, double walk in shower, separate bath, double sized wash hand basin with vanity unit under, along with another wall mounted vanity unit and heated towel rail. To the far end of the landing there is a further modern fitted shower room which services bedrooms three and four.

Outside

The property is approached via a large gravelled driveway with parking for numerous vehicles with hedged screening. To the rear, there is a large South facing tiled patio seating area leading onto a large levelled lawn. To the side there is access to the bike store and to the rear of the garden there is a large useful storage shed, with further storage beyond.



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Situation

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

Sporting and Recreation

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

Services

All mains are connected. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1000 Mbps.

Council Tax

Council Tax Band F. Please contact Horsham District Council on (01403) 215100

In The Know

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Viewing

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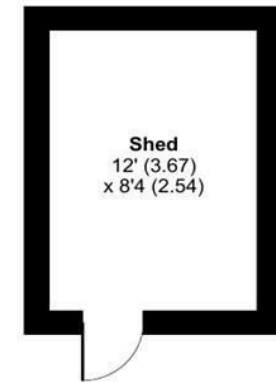
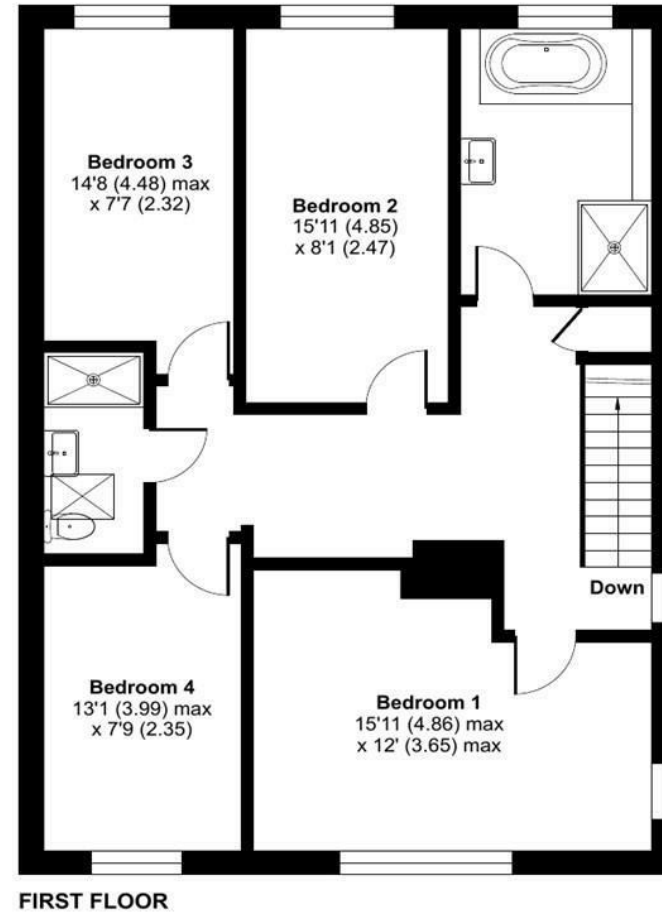
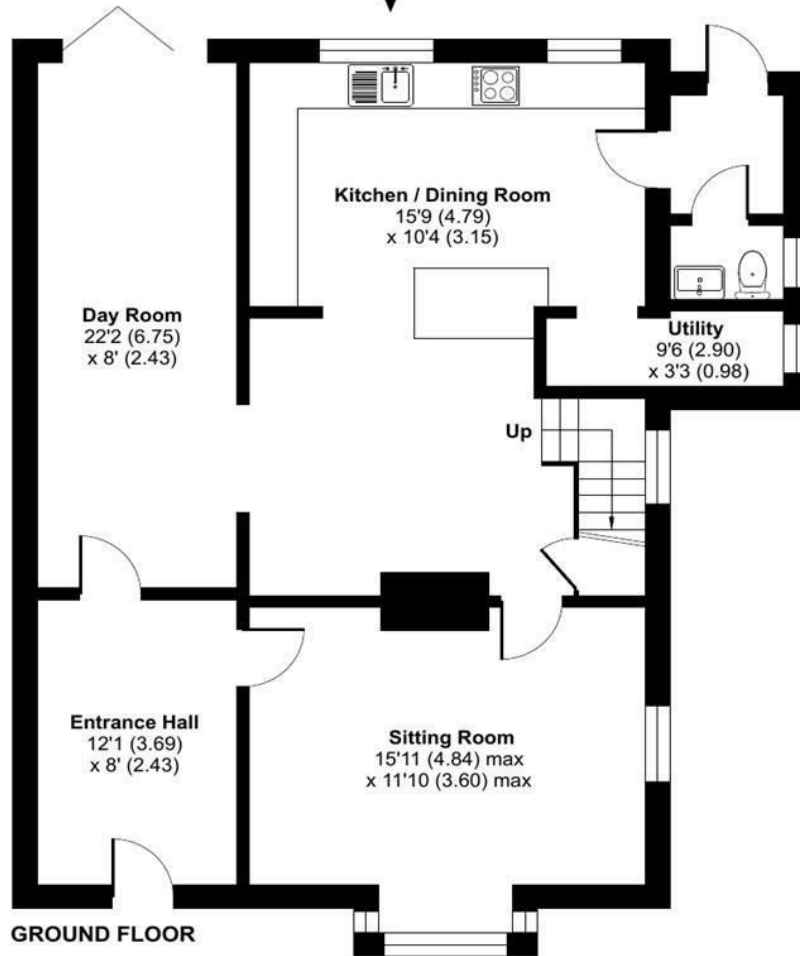
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Approximate Area = 1782 sq ft / 165.5 sq m

Outbuilding = 100 sq ft / 9.2 sq m

Total = 1882 sq ft / 174.7 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). © n̄che.com 2026. Produced for GL&CO Estate Agents. REF: 1400149

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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