



Barns Farm Bungalow | Sullington, Nr. Storrington | West Sussex | RH20 4AH

H.J. BURT
Chartered Surveyors : Estate Agents



Barns Farm Bungalow | Barns Farm Lane | Sullington, Nr. Storrington | West Sussex | RH20 4AH |
Guide Price: £785,000 | Freehold



- Occupying a wonderful position within the South Downs National Park with superb views, a 4-bed detached bungalow with indoor pool & pasture land. Freehold. Council Tax 'G'. EPC 'E'.
- Reception/dining hall, cloakroom, kitchen, living room with fireplace, principal bedroom & bathroom, guest bedroom with vaulted roof, 2 further bedrooms & 2nd bathroom.
- Indoor swimming pool with changing/shower area, utility room.
- Garden & private drive area with potential for garaging (subject to consents).
- Adjoining paddocks with direct bridleway access leading to South Downs Way. Overall, c. 2 acres (0.81 Ha).
- Storrington 1.75 miles. Worthing 8.5 miles. Horsham 13.5 miles.

Description

Barns Farm Bungalow occupies an enviable and peaceful edge of Downs location set amidst the stunning landscape of the **South Downs National Park**, the property represents a rare opportunity to acquire a substantial **single-storey detached residence** with **scope for further modernisation or redevelopment** (subject to the necessary consents) but having recently been redecorated and recarpeted ready for occupation.

The L-shaped building has mellow brick, stone and boarded elevations under a tiled roof with vaulted ceilings to part and attached indoor swimming pool. The property provides versatile accommodation with abundant opportunities for reconfiguration or extension. The building extends to approximately **2,731 sqft (254m²)** and **enjoys far reaching views across open countryside**.

The existing accommodation currently comprises a triple aspect **Reception/Dining Hall** with vaulted ceiling and library mezzanine plus **Cloakroom**. Through to **Spacious Open-Plan Kitchen and Living Room**, featuring a **central brick fireplace with wood-burning stove**, part **exposed beams**, and **vaulted ceiling**, creating a characterful central living space with sliding doors to the garden. The **kitchen** includes a **gas-fired Aga**. To the North end is a **Bathroom** and a **double bedroom** with **triple-aspect outlook**.



From the main living area, a **rear corridor** leads to **three further bedrooms** (one currently being a through room) and a **second family bathroom**. The **largest bedroom** to the end benefits from **direct access to the indoor swimming pool complex**, which includes **changing and shower facilities**, together with a **utility/plant room**.

Externally, there is a courtyard garden with parking area for several vehicles to the East of the dwelling and further **grass area** to the West side. Beyond this are two adjoining paddocks, which benefit from a water supply and troughs. **In total the property extends to approximately 2acres.**

Location

The Property lies to the South end of Barns Farm Lane. Barns Farm Lane which connects to the North to the A283 Storrington Road which joins Storrington (c. 1.75 miles) in the West and the A24 at Washington to the East (c. 1.5 miles). Storrington offers a good range of shops and facilities including Waitrose, whilst the old market town of Steyning also offers a good range of facilities and is c. 5.75 miles to the East.

The large coastal town of Worthing is c. 8.5 miles to the South accessed via the A24 which provides dual carriageway North to Horsham (c. 13.5 miles), which, like Worthing, offers mainline railway station with services to London Victoria. The A24 links to the A27/M27 coastal route to the South and to the M23 to Crawley and Gatwick Airport thence to the M25 and the national motorway network to the North.





Information: Photos & particulars prepared: Aug 2026 (ref RBA/CEA).

Services: Mains water, electricity and gas are connected. Shared drainage to a private septic tank on neighbouring property.

Access: Vehicular access to the Property is off Barns Farm Lane.

Title: Freehold Titles WSX144534, WSX144535 & WSX249210.

Local Authority: South Downs National Park. **Council Tax Band:** 'G'.

Directions: what3words///fuzzy.timer.brush

From Washington roundabout with the A24 head West along the A283 to Storrington. Thereafter take the second lane on the left (South bound) off the A283 into Barns Farm Lane. The property will be found at the end of the lane having passed Gatley's Country Store.

Viewing: H.J. BURT Steyning

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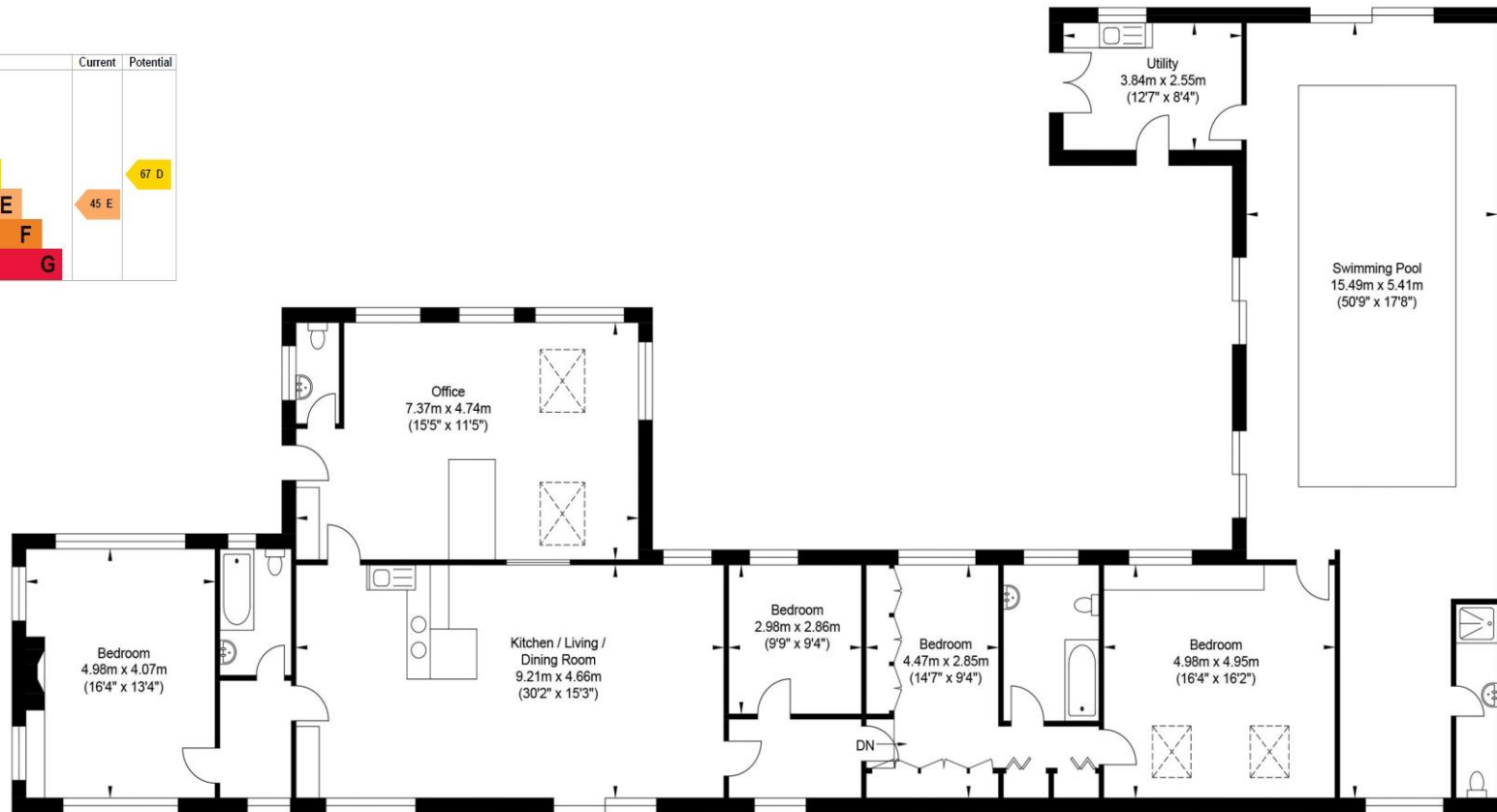


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



Barns Farm Bungalow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	45 E	
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
2731.34 sq ft
(253.75 sq m)

Approximate Gross Internal Area = 253.75 sq m / 2731.34 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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