37 Pulborough Road, Storrington - RH20 4HJ

Guide Price **£700,000**

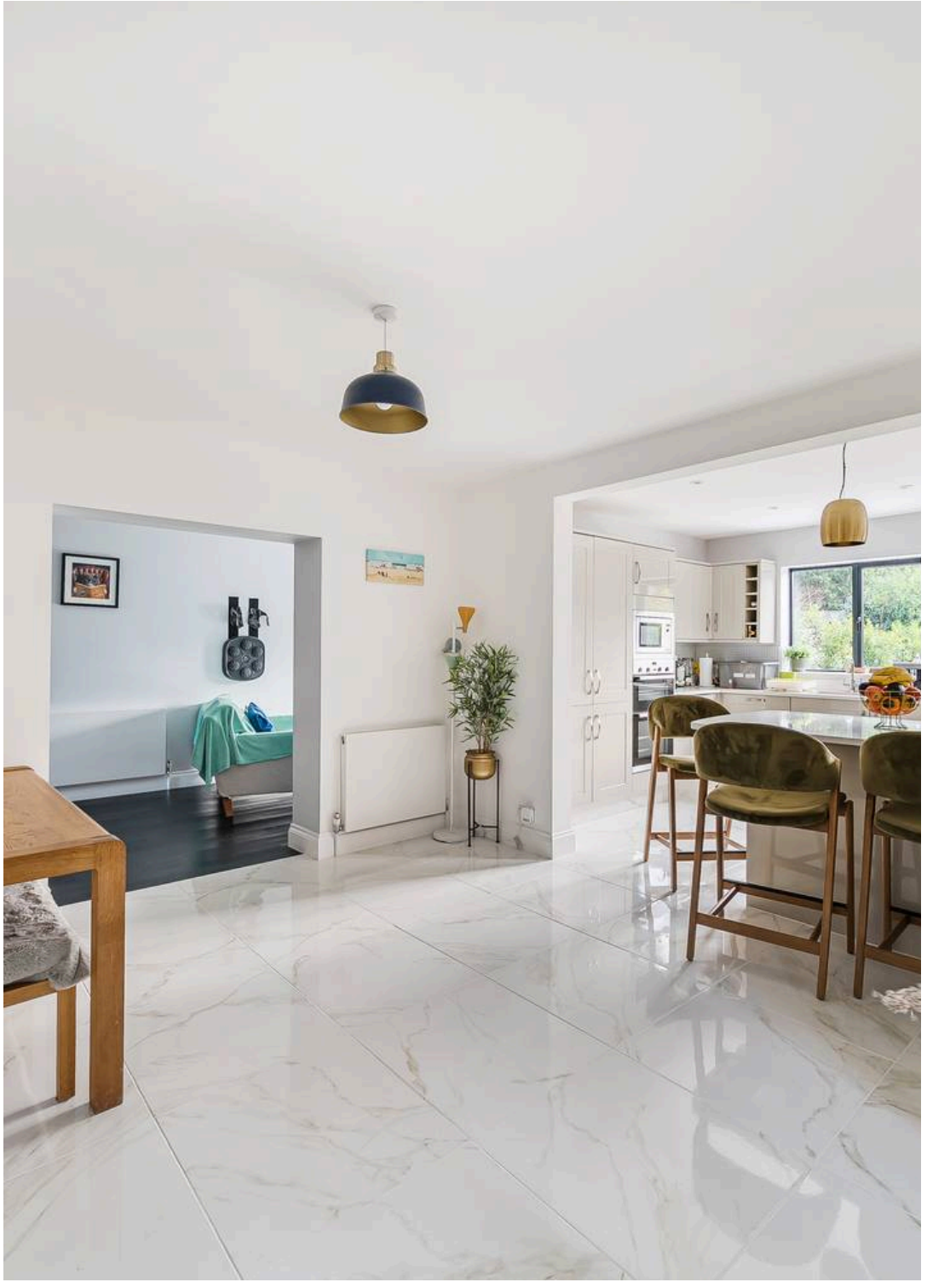
Henry Adams
estate agents

37 Pulborough Road

- A lovely detached family home close to the village centre and amenities with south facing garden and driveway parking
- Sitting room with wood burner
- Large entrance hall
- Family room / snug with bi-fold doors to garden
- Modern kitchen with integrated appliances, breakfast bar, utility area and rear lobby with cloakroom and access to garden
- Large landing with four double bedrooms and two bathrooms
- South facing garden with porcelain terrace and garden laid to lawn
- EV charge point and driveway parking for several vehicles

In a sought-after village setting, this exceptional 4 bedroom detached house presents a rare opportunity for a discerning buyer seeking the perfect blend of contemporary comfort and traditional charm. The property boasts a prime location close to the village centre, offering convenient access to a range of amenities. Stepping inside, one is greeted by a spacious entrance hall leading to a cosy sitting room with a wood burner, ideal for unwinding in the winter months. The modern kitchen is a chef's delight, complete with integrated appliances, a breakfast bar, and large dining area, off the kitchen is a utility area for added convenience, cloakroom and direct access to the garden. The family room/snug beckons with its bi-fold doors that opens to the south facing garden perfect for alfresco dining and entertaining. Upstairs, a generous landing leads to four double bedrooms and two bathrooms, ensuring ample space for the whole family.

The rear garden is south facing with a porcelain terrace, ideal for soaking up the sun and relishing in the tranquillity of the surroundings. The well-maintained garden, with a lush lawn, provides a serene retreat for relaxation and recreation. An added convenience comes in the form of an EV charge point, catering to the needs of eco-conscious residents, while the driveway offers ample parking space for several vehicles. Imbued with a sense of timeless elegance and modern convenience, this property represents a rare opportunity to own a cherished family home in a coveted location, where comfort, style, and convenience converge seamlessly. Indulge in the idyllic lifestyle on offer and make this stunning property your own.

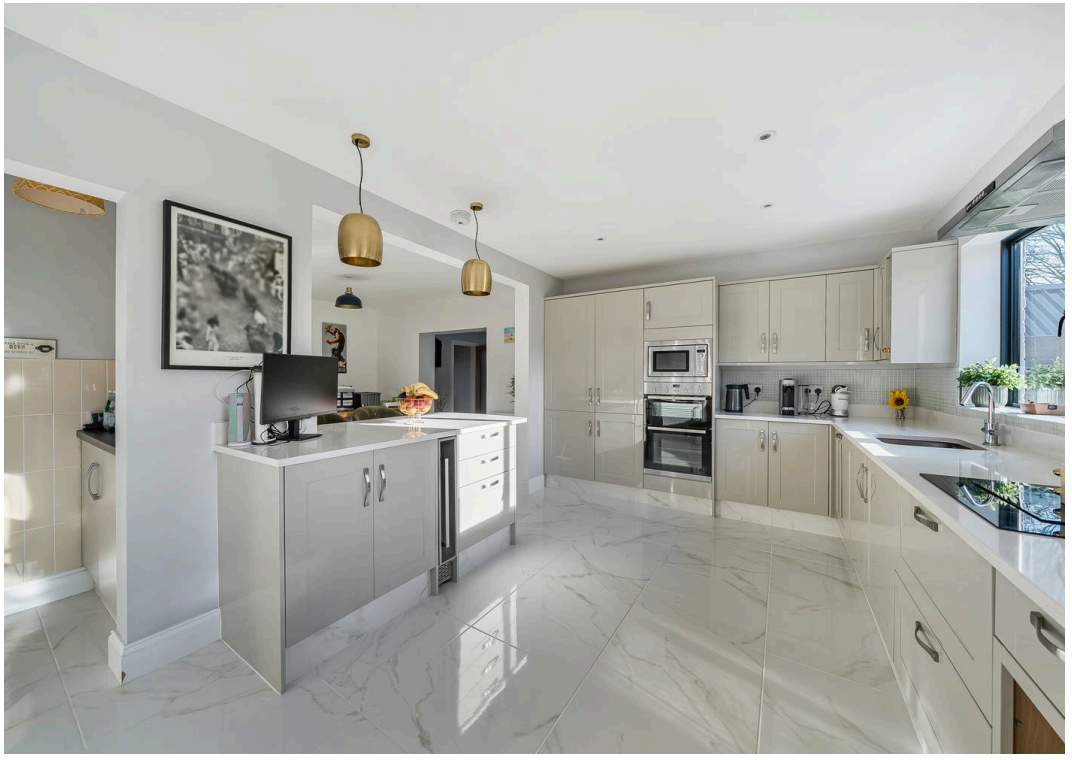


Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including Chanctonbury Leisure Centre for fitness classes and activities, Storrington football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24. The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Pulborough Brooks. The area also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.
Council Tax band: F

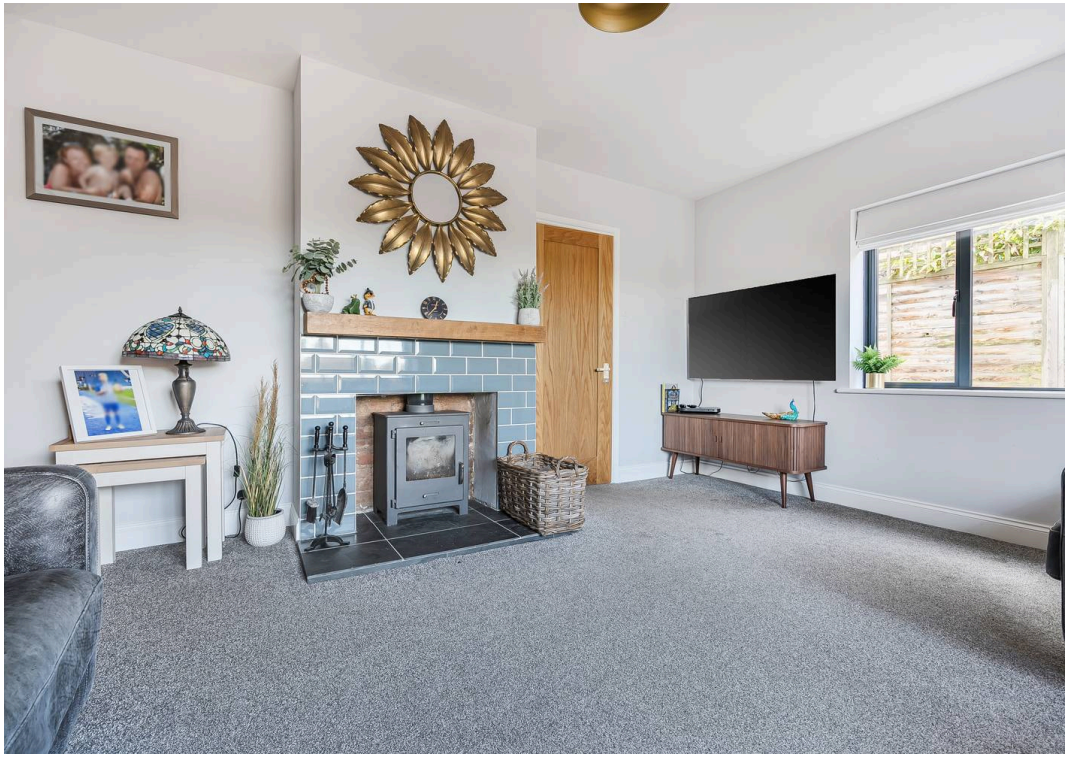
Tenure: Freehold

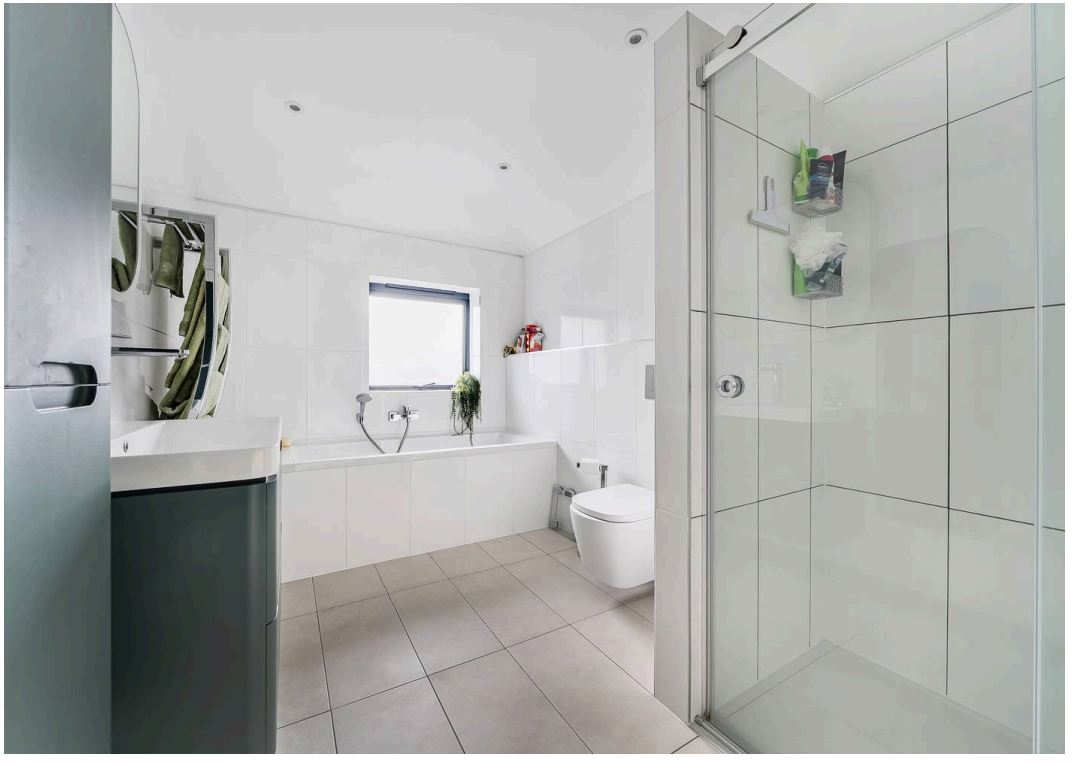
EPC Energy Efficiency Rating: D

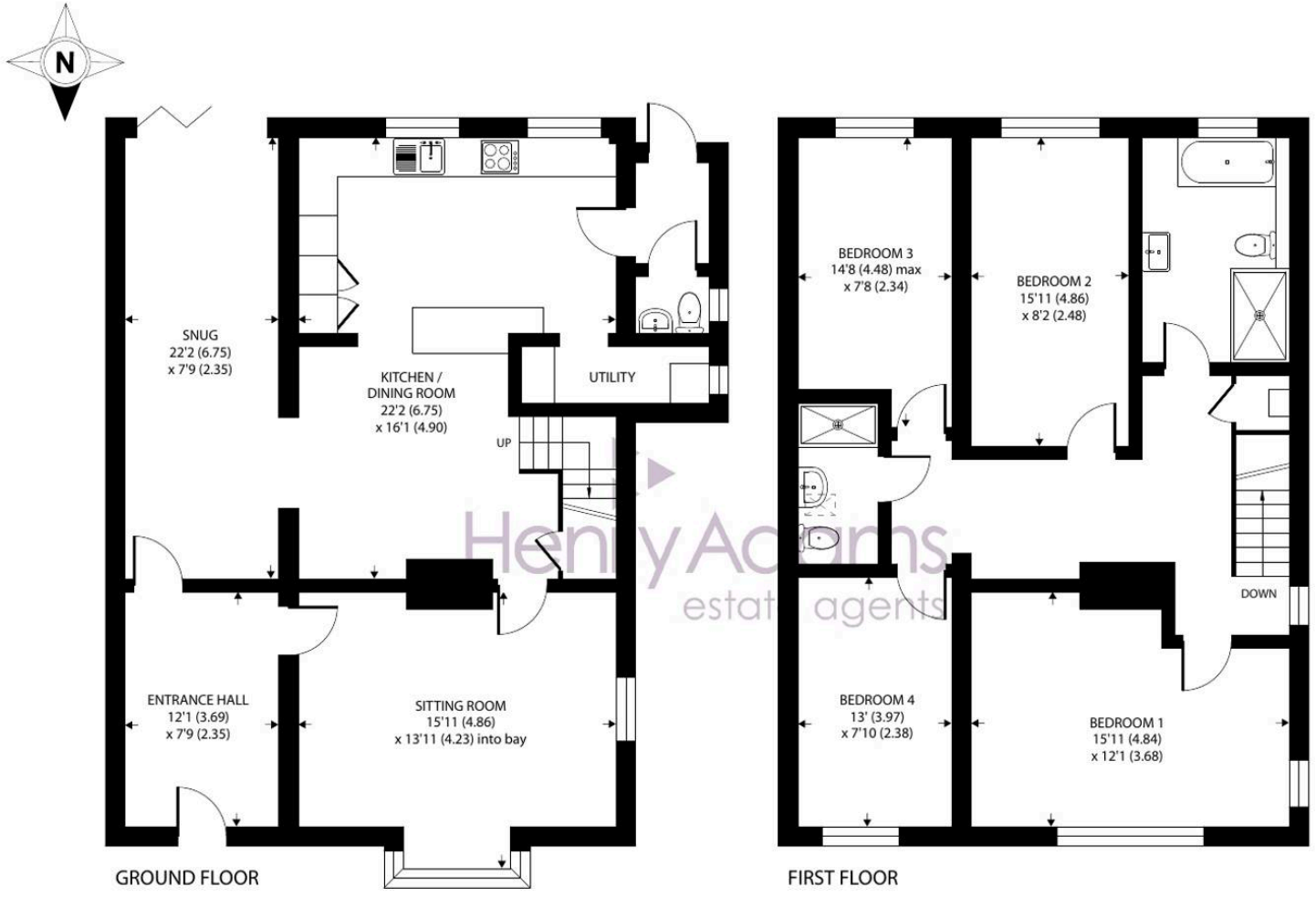
EPC Environmental Impact Rating:



DANCING QUEEN







Approximate Area = 1775 sq ft / 164.9 sq m

For identification only - Not to scale

Certified Property Measurer

Henry Adams - Storrington

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any