

41, Crowhurst Crescent, Pulborough, West Sussex RH20 4QU

GL & CO ESTATE AGENTS

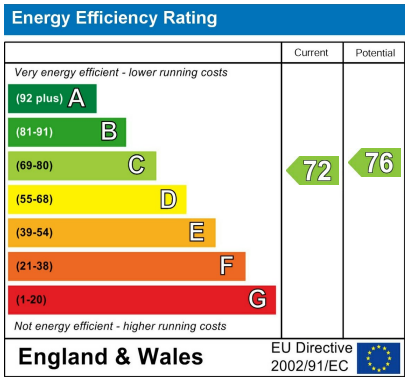


# 41, Crowhurst Crescent,
# Pulborough, West Sussex RH20 4QU

## Guide Price £425,000 Freehold

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- IDEAL FOR YOUNG FAMILY OR DOWNSIZE OPPORTUNITY
- LOW MAINTENANCE PROPERTY WITH GARAGE AND PARKING
- SHOPS, PUBS, MEDICAL CENTRE, SCHOOL NEARBY
- MAINLINE STATION AT NEARBY PULBOROUGH OR BILLINGSHURST




What3words//vent.pyramid.newspaper

### THE PROPERTY

An external storm porch leads through to oak floored entrance hall with access immediately on your left to the ground floor cloakroom. To the right a door leads through to the modern re-fitted kitchen with matching base and wall mounted units, integral Bosch appliances with gas hob and extractor fan above. To the front there is a bay window with a range of bespoke fitted blinds. From the rear of the entrance hall a door leads through to the double aspect sitting room with solid oak flooring throughout, large under stair store cupboard windows to side and rear and double doors leading through to the recently installed garden room with light and power, windows to rear and double doors to side, leading out onto the rear garden.

From the hall, stairs lead to the first floor landing with three bedrooms, ensuite to guest bedroom and refitted family bathroom. Thereafter, a further set of stairs leads up to the spacious principal triple aspect bedroom suite with built in storage and separate en-suite shower room which completes the internal accommodation.

### OUTSIDE

The property in a popular residential development with wooded copse behind and close proximity to the town of Storrington. The property benefits from its own garage complete with new garage door, painted walls and plenty of eave storage.

There is a well screened front garden with mature hedging and path leading to front and side of the property with handy bin storage area. Through the side gate a path leads down to the rear garden, with terraced seating area, ideal for ‘al fresco’ dining and further steps leading down to the conveniently astro turfed garden with views over the adjoining woodlands beyond.

### AGENT'S NOTE

The current owners would like advise interested parties that the property has benefited from numerous refurbishments including new front door, new kitchen, replacement boiler, Upvc guttering and downpipes, new garage door and the addition of a useful garden room to the rear.









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

## COUNCIL TAX

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

## IN THE KNOW

Not all of our particulars are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

## VIEWING

Viewing strictly by appointment with GL & Co: 01903 742354 or email enquiries@glproperty.co.uk

## AGENTS NOTE

Some of these photos may have been seasonally adjusted using AI.








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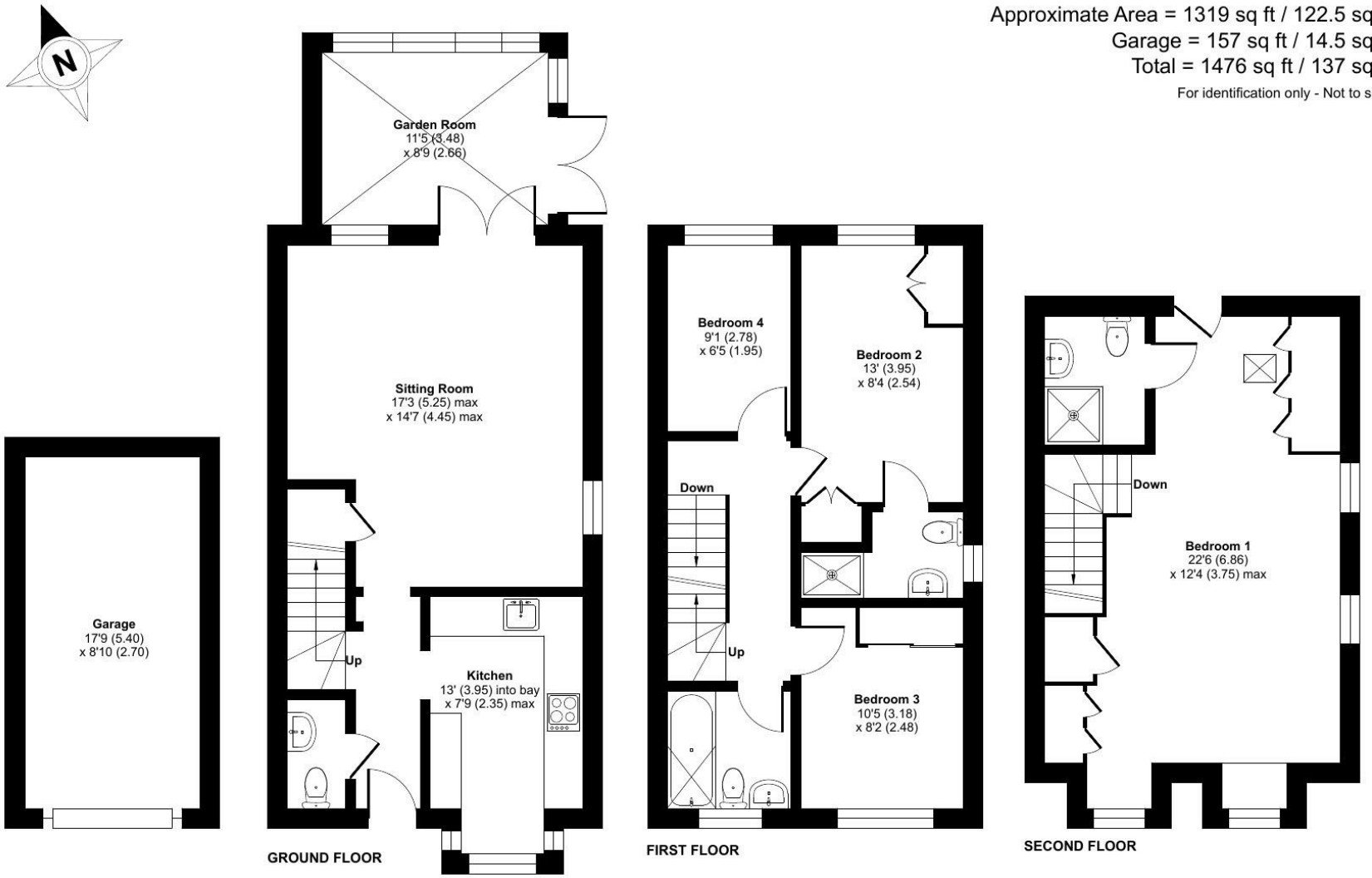






# Crowhurst Crescent, Storrington, Pulborough, RH20

Approximate Area = 1319 sq ft / 122.5 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1476 sq ft / 137 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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