



Kastanie | Badgers Holt | Storrington | West Sussex | RH20 3ET

 **FOWLERS**
ESTATE AGENTS



Kastanie

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£795,000

A substantial four bedroom detached bungalow, occupying this generous sized plot of 0.45 of an acre adjoining open fields within this highly regarded private road, offering views towards the South Downs National Park to the rear. The property is a unique opportunity for an exciting renovation project. Accommodation extends to 1598sqft comprising: dual aspect sitting room, dining room, kitchen/breakfast room, utility room, en-suite to main bedroom, family bathroom and a separate cloakroom. Outside, there is extensive driveway parking to the front leading to a detached double garage. The rear gardens are a feature of the property with a large terrace and offering a high degree of privacy. No forward chain.

- Substantial detached Bungalow
- Beautiful views towards the South Downs
- Highly regarded private road
- Renovation Project
- Four Bedrooms
- Dual aspect Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Main Bedroom with En-suite
- Family Bathroom
- Gas Central Heating
- Generous gardens occupying 0.45 of an acre
- Detached Double Garage
- Driveway Parking
- No Forward Chain

Entrance Part glazed front door to:

Entrance Hall Radiator, access to loft space, built-in cloaks cupboard, shelved linen cupboard housing insulated cylinder.

Ground Floor Cloakroom WC, radiator, double glazed window.

Dual Aspect Sitting Room 21' 0 to bay" x 13' 3" (6.4m x 4.04m) Feature open fireplace with marble surround, slate hearth and mantel over, sliding double glazed patio doors, radiator, double doors to:

Dining Room 11' 8" x 11' 0" (3.56m x 3.35m) Radiator, double glazed windows.

Kitchen/Breakfast Room 11' 11" x 11' 0" (3.63m x 3.35m) Range of oak style wall and base units with fan assisted electric oven with four ring hob, stainless steel one and half bowl single drainer sink unit, radiator, double glazed windows overlooking gardens, serving hatch to dining room.

Utility Room 8' 8" x 6' 2" (2.64m x 1.88m) Inset sink, space and plumbing for washing machine, high level cupboards, wall-mounted Worcester boiler, double glazed door leading to rear garden.

Bedroom One 16' 3" x 11' 5 maximum" (4.95m x 3.48m) Radiator, double glazed window, built-in wardrobe cupboards, door to:

En-Suite Bathroom Panelled bath, pedestal wash hand basin, w.c., enclosed shower cubicle, part tiled walls.

Bedroom Two 12' 4" x 10' 8" (3.76m x 3.25m) Radiator, double glazed windows, built-in wardrobe cupboards.

Bedroom Three 11' 0 maximum" x 10' 1" (3.35m x 3.07m) Radiator, double glazed windows.

Bedroom Four/Study 10' 0" x 7' 11" (3.05m x 2.41m) Radiator, double glazed leaded light windows.

Family Bathroom Panelled bath, w.c., pedestal wash hand basin, radiator, part tiled walls, shaver and light point, fitted independent shower unit.

Outside

Parking Tarmac driveway with parking for several vehicles leading to:

Detached Double Garage 17' 8" x 17' 1" (5.38m x 5.21m) Twin up and over doors.

Rear Garden Being a feature of the property with stunning views towards the South Downs and backing onto open fields with large paved terraced area, predominantly south aspect, screened by hedging and mature trees and shrubs.

Directions

'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:
<https://what3words.com///upward.pads.trouble>

EPC Rating: Band D.





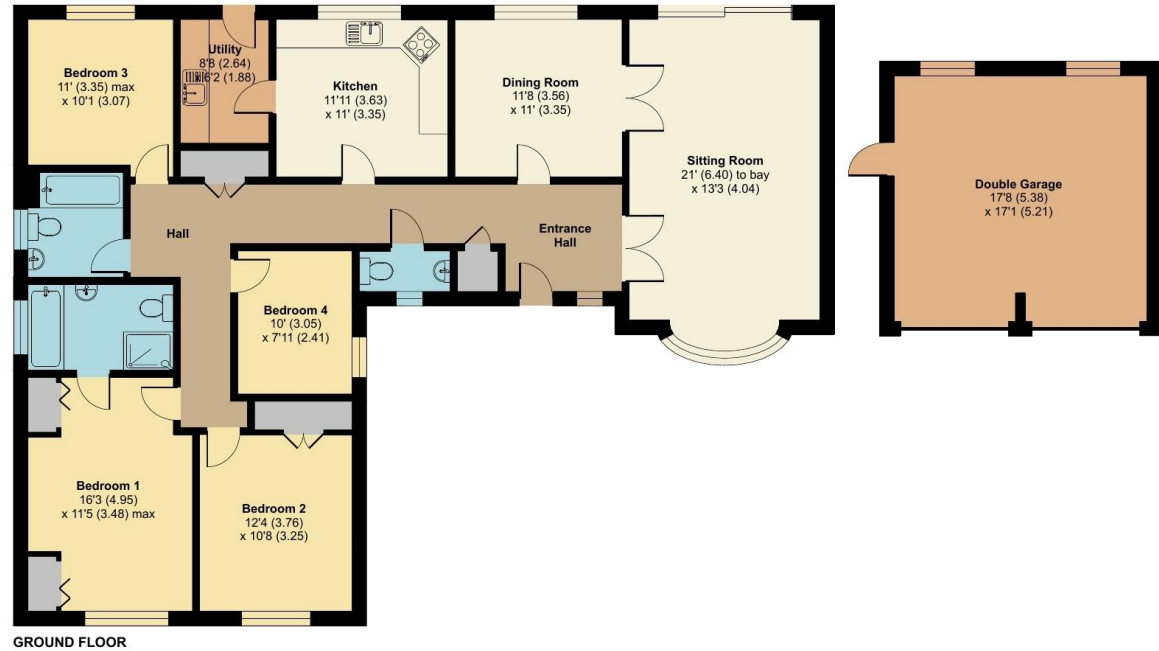
Badgers Holt, Storrington, Pulborough, RH20

Approximate Area = 1598 sq ft / 148.5 sq m

Double Garage = 303 sq ft / 28.1 sq m

Total = 1901 sq ft / 176.6 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). © richcom 2026. Produced for Fowlers Estate Agents. REF: 1497256



"We'll make you feel at home..."



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