



Highbanks | Bracken Lane | Storrington | West Sussex | RH20 3HR

**FOWLERS**  
ESTATE AGENTS



# Highbanks

Bracken Lane | Storrington | West Sussex | RH20 3HR

GUIDE PRICE £1,000,000

An individual split-level home arranged over three floors occupying this generous plot of 0.7 of an acre, set within this highly regarded private leafy lane. The property sits within an elevated position and offers versatile accommodation which incorporates a lower level arrangement suitable for independent relatives. Overall, the accommodation extends to 2565sqft comprising: generous reception hall, sitting room with sliding doors leading to west aspect balcony terrace offering views towards the South Downs, dining room, kitchen/breakfast room, three first floor bedrooms, two en-suite bathrooms and a family bathroom. Outside, there is a private driveway leading to extensive parking and detached garage set within well kept landscaped gardens offering a high degree of privacy.

- Individual Detached Home
- Highly regarded Private Lane
- Extending to 2565sqft
- Four/Five Bedrooms
- Occupying 0.7 of an acre
- Spacious Reception Hall
- Sitting Room
- Dining Room
- Ground Floor Bedroom/3<sup>rd</sup> Reception
- Kitchen/Breakfast Room
- Two Bedrooms with En-suites
- Family Bathroom
- West aspect Balcony Terrace
- Secluded Gardens
- Detached Double Garage
- Driveway with Extensive Parking





glazed patio doors to rear garden, 11' 11" (5.46m x 3.63m) Dual



screen, inset wash hand basin

greenhouses, screened by mature



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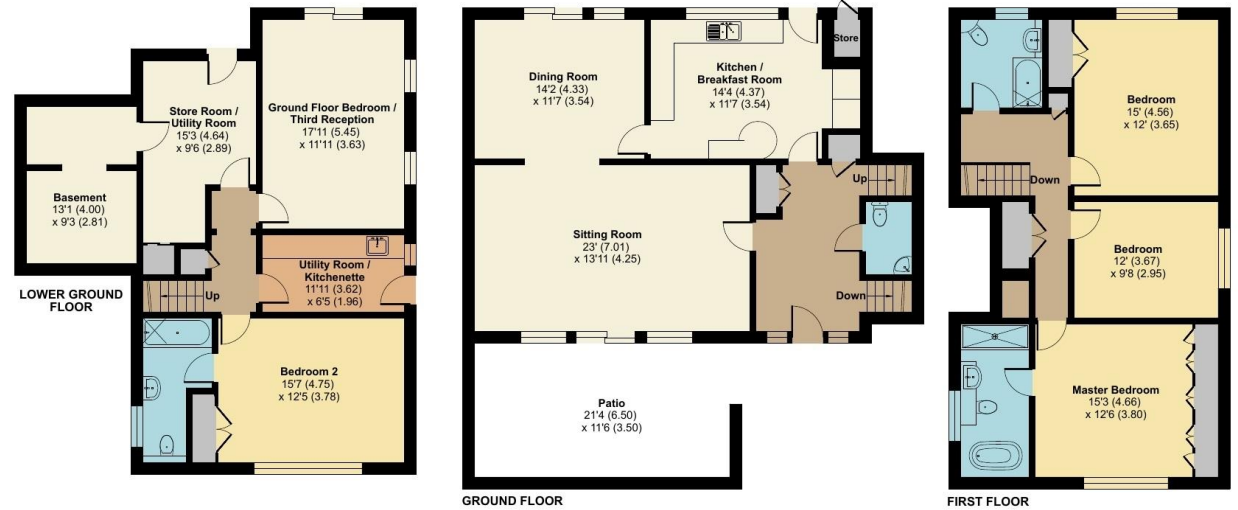
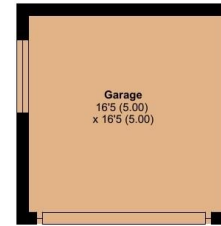
## Highbanks, Bracken Lane, Storrington, Pulborough, RH20

Approximate Area = 2565 sq ft / 238.2 sq m (excludes store)

Garage = 269 sq ft / 24.9 sq m

Total = 2834 sq ft / 263.1 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). © nrichcom 2026. Produced for Fowlers Estate Agents. REF: 1419113



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



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- Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
- We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
- Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

- Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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