



Tusker Broomers Hill Lane, Pulborough - RH20 2DU
£825,000



Tusker, Broomers Hill Lane, Pulborough

- Beautifully presented property in secluded setting with stunning gardens
- Kitchen with range cooker, access to garden, ample storage and breakfast bar and utility room
- Dining room with open fire leading to a triple aspect sitting room with doors to garden
- Main bedroom with fitted wardrobes and en-suite shower room
- Additional ground floor bedroom and bathroom
- Loft room / additional bedroom
- Garden room / studio
- Delightful gardens with a wonderful variety of plants and shrubs providing a number of private seating areas and a wildlife pond
- Double garage, car port and additional parking for guests
- Secluded position but close to amenities including mainline station to London Victoria and the South Coast

This beautifully presented two bedroom detached bungalow offers an exceptional standard of accommodation in a secluded setting, perfect for those seeking peace and privacy.

The property features a thoughtfully designed kitchen equipped with a range cooker, ample storage solutions, a practical breakfast bar and direct access to the garden, making it ideal for both every-day living and entertaining, with a very useful utility room off. The dining room, complete with an open fire, seamlessly opens to a spacious triple aspect sitting room, creating a bright and welcoming space for relaxation.

The main bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while a second ground floor bedroom and an additional bathroom provide flexible options for family or guests. A versatile loft room offers potential as an extra bedroom, study or hobby space. The property also boasts a garden room or studio, perfect for use as a home office, creative retreat or gym.

Practical features include a double garage, a car port and further parking for guests, ensuring convenience for residents and visitors alike. This delightful home is presented in excellent condition throughout and is enhanced by its tranquil position and thoughtfully landscaped surroundings including a number of seating areas and a lovely wildlife pond, making it a truly special opportunity for discerning buyers.

The area around Pulborough provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast. The local countryside provides numerous walks and bridle paths including the South Downs Way. Of special note is the RSPB nature reserve at Wiggonholt Brooks. Pulborough has rugby, bowls and cricket clubs, where there are leisure centres at Storrington and Billingshurst. There is a main line railway station with links to London Victoria and the South Coast. Schooling locally is St Mary's C of E aided primary school and secondary school is The Weald School in Billingshurst.

The surrounding area of Pulborough offers an excellent range of sporting and recreational facilities. Golf enthusiasts are well catered for with West Sussex Golf Club nearby, as well as highly regarded courses at Cowdray Park and Goodwood. There is also gliding at nearby Parham, while Pulborough Rugby Club and a variety of tennis, cricket and football clubs can be found in neighbouring Storrington. Leisure centres are available in both Storrington and Billingshurst, with a wider selection of cultural amenities including theatres in Chichester, Horsham and Worthing. For those who enjoy coastal pursuits, sailing centres can be found all along the south coast.

The surrounding countryside is a particular highlight, offering an abundance of scenic walks and bridleways, including access to the South Downs Way. From the property, there are a number of delightful routes leading to local pubs and vineyards, perfect for enjoying the area's renowned food, wines and ales. Of special note is the nearby RSPB nature reserve at Wiggonholt Brooks, providing a haven for wildlife and nature lovers. There is a good selection of well-regarded schools in the area, including St Mary's C of E Primary School in Pulborough and The Weald School in Billingshurst for secondary education. Other nearby options include West Chiltington Primary School, Midhurst Rother College and Steyning Grammar School. For those considering independent education, Dorset House, Seaford College and Farlington School are all within convenient reach.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E











Approximate Area = 1519 sq ft / 141.1 sq m (excludes carport)
 Garage = 315 sq ft / 29.2 sq m
 Outbuilding = 225 sq ft / 20.9 sq m
 Total = 2059 sq ft / 191.2 sq m
 For identification only - Not to scale



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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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.