Furzedown

Kithurst Lane, Storrington, West Sussex, RH20 4LP

Batcheller Monkhouse

Furzedown

A spacious and well-appointed detached bungalow enjoying a prime position on a private road in this popular village, within walking distance of the bustling High Street and its variety of shops, cafés, and local amenities.

Ground Floor

- Entrance Hall
- Kitchen/Breakfast Room
- Dining Room
- Reception Room
- Conservatory
- Store Rooms
- Principal Bedroom with En-Suite Bathroom
- 2 Further Bedrooms
- Family Bathroom

Outside

- Driveway Parking
- Carport
- Garage
- Secluded Gardens

Description

This unique detached home presents a rare opportunity to purchase a property tucked away in a peaceful and highly desirable road, conveniently close to the heart of the village. The light-filled and spacious single level layout provides flexible living space, complemented by a generous private plot with beautifully established gardens.

- Upon entering the property, you are welcomed by an impressively spacious **entrance hall,** featuring attractive wood parquet flooring and a skylight overhead that floods the space with natural light, creating an immediate sense of openness.
- To the right is a well-proportioned **double bedroom** enjoying views over both the front and side of the property. Adjacent is the **family bathroom,** fitted with a bath and overhead shower.
- Directly ahead from the entrance hall lies the generous **principal bedroom** — a superb triple aspect room benefiting from excellent natural light and pleasant views of the front and side gardens. The room is complemented by an **en-suite bathroom**, featuring a small bath with handheld shower and disabled-access facilities.
- Positioned directly opposite the main entrance is a further **double bedroom** with fitted cupboards, providing excellent built-in storage.
- To the left-hand side of the home is a spacious **reception room** with feature fireplace, ideal for both relaxation and entertaining. Patio doors open into a **conservatory** overlooking the rear garden, creating a seamless connection to the outdoors.
- A door from the reception room leads into a formal **dining room**, which continues the parquet flooring and features patio doors opening directly onto the rear garden.
- The **kitchen/breakfast room** is conveniently accessed from both the dining room and the entrance hall, offering a practical and well-connected layout. It is fitted with a range of units and integrated appliances, with ample space for a dining table and chairs. A useful pantry provides additional cold storage. A door from the kitchen leads directly to the rear garden and side access where the garage and an outbuilding offer further valuable storage space. There is also a **utility cupboard, potting shed/ storage, and a studio room** which is located above the garage. This would be ideal for artists, home working, gym enthusiasts or a self contained annexe (STPP).

Outside

Externally, the rear garden is a standout feature of the property, enjoying a high degree of privacy and pleasant outlooks. Beautifully established, it is thoughtfully planted with a variety of mature shrubs and borders, and also includes a greenhouse. The property further benefits from gated pedestrian access to the side garden from the car port, driveway and garage. A series of steps leads up to the main front entrance.

Amenities

Local: Waitrose supermarket, coffee shops, public houses, cafe's, restaurants, a number of independent shops, library, post office, bank, medical centre and sports clubs.

Towns and Cities: Worthing (approximately 9.7 miles), Horsham (approximately 13.4 miles), Chichester (approximately 16.4 miles) and London (approximately 48.2 miles).

Transport: Local bus services, Pulborough station (approximately 5 miles) with services to London Victoria.A24 to London, Gatwick Airport, and the national motorway network..

Schools: Schools include Steyning Grammar School, Storrington Primary School, West Chiltington Primary School and The Weald Secondary School.

Leisure: Southdown Gliding Club at Parham, Parham House and Gardens, Storrington Lawn Tennis Club (within walking distance), Chanctonbury Leisure Centre, South Downs National Park, Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell, polo at Cowdray and Knepp Castle, golf at The West Sussex course at Pulborough, the Festival of Speed at Goodwood, theatres at Horsham, Guildford and Chichester.

Directions

From our office in Lower Street, Pulborough, proceed East on the A283 for approximately 4 miles. At the roundabout with Tesco Express take the second exit into Monastery Lane and turn right at the end of this road into Kithurst Lane. The property will be found after a short distance on the left hand side. **What3Words:** ///variation.examples.restores

Additional Information

Local Authority: Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex, RH12 2GB. Telephone: 01403 215100 Website: www.horsham.gov.uk

Services (not checked or tested): All mains services connected. Gas fired central heating.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title number: WSX185536

EPC Rating: D

Council Tax Band: F

Guide Price £650,000

Viewings

For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

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01424 775577
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NOTE:

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1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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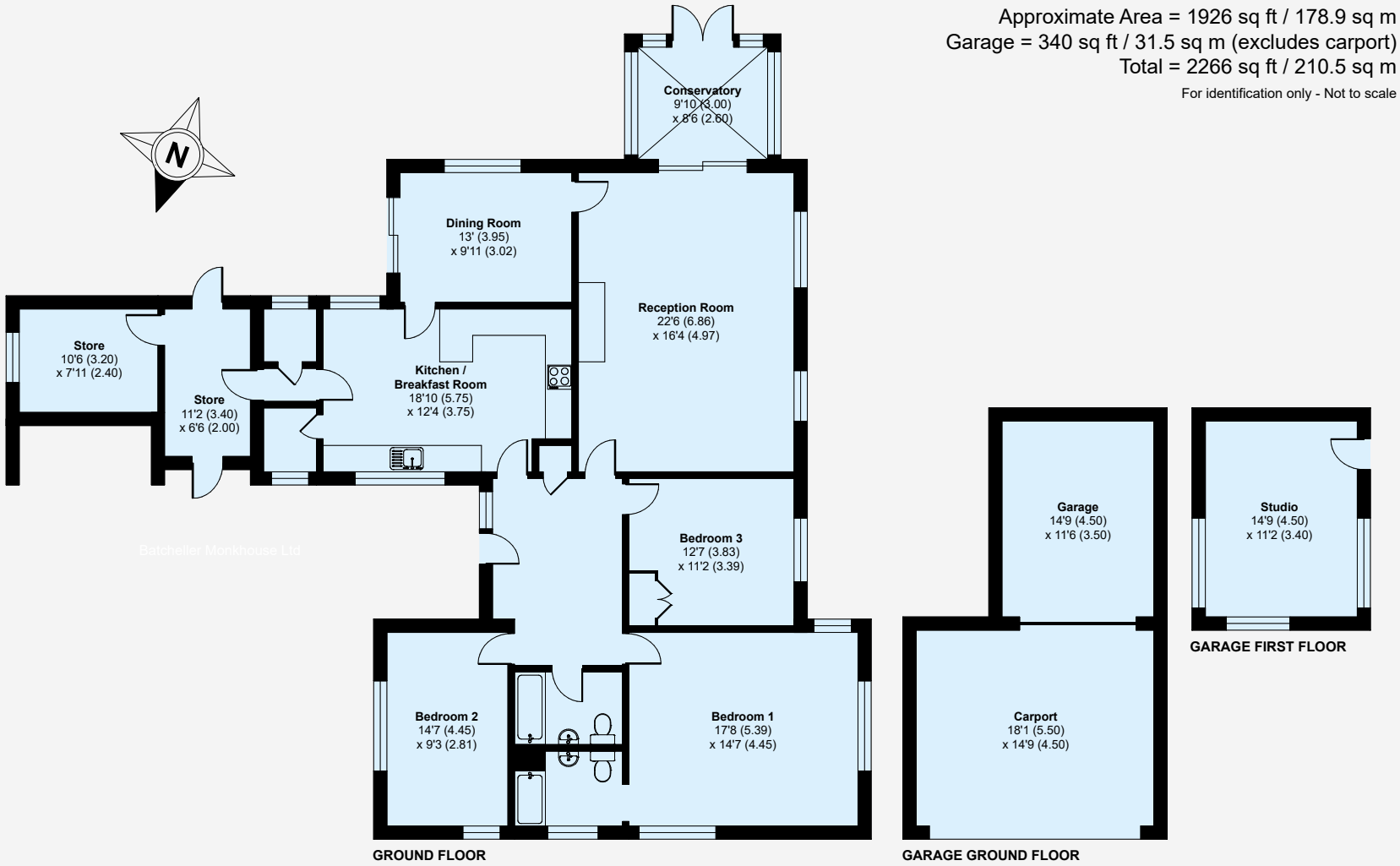
Approximate Area = 1926 sq ft / 178.9 sq m
Garage = 340 sq ft / 31.5 sq m (excludes carport)
Total = 2266 sq ft / 210.5 sq m
For identification only - Not to scale



Batcheller Monkhouse Ltd

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