



The Chart | Badgers Holt | Storrington | West Sussex | RH20 3ET







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£975,000

An individually built detached home occupying this quiet location set within this highly regarded private cul-de-sac close to Sandgate Park. Internally, the property is immaculately presented with accommodation extending to 2423 sqft comprising: reception hall, triple aspect sitting room with feature open fireplace, with patio doors leading to a garden terrace, dining room, study, kitchen/breakfast room, utility room, ground floor cloakroom. Outside there is extensive parking to the front leading to an attached double garage with attractive landscaped rear gardens and large terrace.

- Individual Home
- Highly regarded Private cul-de-sac
- Short distance to Sandgate Park
- Four Bedrooms
- Reception Hall
- Triple Aspect Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Ground Floor Cloakroom
- Study
- Master Bedroom & Bedroom 2 with En-suites
- Family Bathroom
- Delightful Landscaped Gardens & Terrace
- Extensive Parking
- Attached Double Garage



**Entrance** Part glazed front door to:

**Reception Hall** Radiator, understairs storage cupboard, door accessing garage.

**Ground Floor Shower Room/Cloakroom** Low level flush w.c., pedestal wash hand basin, fully enclosed shower cubicle, radiator.

**Triple Aspect Sitting Room 25' 1 into bay" x 13' 6 maximum" (7.65m x 4.11m)** Leaded light double glazed windows, feature fireplace with brick hearth and exposed chimney breast with inset oak beam and mantels, two radiators, sliding double glazed patio doors leading to terrace area.

**Dining Room 11' 7" x 10' 8" (3.53m x 3.25m)** Radiator, leaded light double glazed windows.

**Conservatory 11' 6 maximum" x 6' 4 minimum" (3.51m x 1.93m)** Double glazed, doors leading to terrace, radiator.

**Kitchen/Breakfast Room 16' 2 maximum" x 10' 8 maximum" (4.93m x 3.25m)** Triple aspect with outlook over gardens, extensive range of oak wall and base units, range of marble style working surfaces with one and half bowl single drainer sink unit, inset four ring gas hob with extractor over, further range of drawers and cupboards with peninsula breakfast bar, integrated 'Bosch' fan assisted oven and grill, recessed area for microwave, space and plumbing for dishwasher, part tiled walls, tiled flooring, door to:

**Utility Room 7' 0" x 6' 3" (2.13m x 1.91m)** Stainless steel single drainer sink unit with range of working surfaces, wall-mounted 'Potterton' boiler, eye-level cupboards, tiled flooring, door to rear garden.

**Study 9' 0" x 6' 11" (2.74m x 2.11m)** Leaded light double glazed windows, radiator.

**Stairs to:**

**Half Landing** Leaded light double glazed window.

**Main Landing Area** Access to loft space, shelved linen cupboard housing factory insulated copper cylinder, further built-in storage cupboard.

**Master Bedroom 26' 0 maximum" x 13' 0 minimum" (7.92m x 3.96m)** Triple aspect leaded light double glazed windows, radiator, folding mirrored built-in wardrobe cupboards, door to:

**En-Suite Bathroom 11' 4" x 5' 8" (3.45m x 1.73m)** Panelled bath with fitted shower attachment, fully enclosed double shower with fitted 'Mira' independent shower unit with door and screen, inset vanity wash hand basin with toiletries cupboards under, shaver point, concealed spot lighting, leaded light double glazed windows.

**Bedroom Two 17' 7 maximum" x 10' 7 maximum" (5.36m x 3.23m)** Built-in mirrored wardrobe cupboards, dual aspect leaded light double glazed windows, radiator, door to:

**En-Suite Bathroom** Panelled bath with fitted shower attachment, low level flush w.c., pedestal wash hand basin, leaded light uPVC double glazed window.

**Bedroom Three 17' 5 into bay" x 10' 6 minimum" (5.31m x 3.2m)** Triple aspect leaded light double glazed windows, radiator, built-in folding mirrored wardrobed cupboards.

**Bedroom Four 8' 1" x 7' 11" (2.46m x 2.41m)** Radiator, double glazed Velux windows.

**Family Bathroom** Panelled bath with fitted shower attachment, pedestal wash hand basin, fully tiled, shaver and light point, Velux window.

**Outside**

**Parking** Paved driveway with parking for several vehicles leading to:

**Attached Double Garage 19' 3" x 16' 5" (5.87m x 5m)** Twin up and over doors (one automatic operated door), power and light, housing fuse box.

**Elevated Terraced Area** Enclosed by brick walling, raised flower borders.

**Main Rear Section of Garden** Further brick paved patio, mainly laid to lawn, further raised section of garden enclosed by dwarf stone walling screened by hedging and mature trees and shrubs, ranch style fencing, timber summerhouse, outside lighting, outside water tap, door accessing rear of garage, further side access enclosed by wrought iron gate.

**EPC Rating:** Band C.







## The Chart, Badgers Holt, Storrington, Pulborough, RH20

Approximate Area = 2423 sq ft / 225.1 sq m (includes garage)

Limited Use Area(s) = 95 sq ft / 8.8 sq m

Total = 2518 sq ft / 233.9 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Fowlers Estate Agents. REF: 705890



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

[www.fowleronline.co.uk](http://www.fowleronline.co.uk)

[storrington@fowleronline.co.uk](mailto:storrington@fowleronline.co.uk)

01903 745844

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Managing Director:  
Marcel Hoad



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