



Brow House | Pulborough Road | Storrington | West Sussex | RH20 4HJ





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£950,000

A unique opportunity to acquire this substantial five bedroom Edwardian home located on the fringes of the village. Internally the spacious accommodation extends to 3637 sqft retaining much of its original charm and character with high ceilings and cast iron open fireplaces. Accommodation comprises: generous sized reception hall, sitting room, dining room, family room, kitchen/breakfast room with adjoining utility room. Upstairs there is a large en-suite to the main bedroom and a family bathroom, attic room/hobbies room of 19'3 x 18'. Outside there are attractive well screened gardens, extensive driveway parking leading to an attached double garage.

- Substantial Edwardian Home
- Five Double Bedrooms
- Extending to 3637 SqFt
- Fringes of Storrington village
- Reception Hall 36'6 x 9'
- Sitting Room
- Dining Room
- Family Room
- Kitchen/Breakfast Room
- En-suite to Main Bedroom
- Family Bathroom
- Attic/Hobbies Room 19'3 x 18'
- Extensive Parking
- Double Garage
- Attractive Gardens
- Viewing Recommended

Entrance Wood panelled part glazed front door to:

Enclosed Entrance Porch Part glazed door leading to rear garden.

Reception Hall 36' 6" x 9' 0" (11.13m x 2.74m) Covered radiator, picture rails, original servants bells, part glazed original door to:

Lounge 20' 0" x 14' 0" (6.1m x 4.27m) Dual aspect room with uPVC double glazed sash windows, feature cast iron open fireplace with tiled hearth and mantel over, coved ceilings, two radiators, TV point.

Dining Room 17' 9" x 14' 0" (5.41m x 4.27m) Feature cast iron open fireplace with tiled inset and oak mantel over, picture rails, radiator, exposed flooring, uPVC double glazed window bay.

Family Room 17' 0" x 14' 0" (5.18m x 4.27m) Open fireplace with cast iron grate and carved wooden mantel over with tiled hearth, exposed wood flooring, uPVC double glazed window bay, door to side garden, radiator, picture rails.

Rear Porch 8' 0" x 5' 0" (2.44m x 1.52m) Located at the end of the reception hall and between the lounge and dining room, double glazed windows, rear door.

Kitchen/Breakfast Room 20' 0" x 14' 0" (6.1m x 4.27m)

Kitchen Area Gas Aga oven with mantel over, peninsula working surface with inset one and a half bowl single drainer sink unit with mixer tap, inset five ring gas hob, range of wall and base units with built-in crockery display units with drawers and cupboards under, integrated fridge/freezer, cupboard housing 'Worcester' boiler, further working surfaces with space and

plumbing for washing machine under, wood style flooring, radiator, uPVC sash double glazed windows, uPVC French doors leading to terrace and gardens, door accessing inner lobby and separate door to front area.

Ground Floor Cloakroom Low level flush w.c., pedestal wash hand basin, door accessing double garage.

Stairs to:

First Floor Landing 27' 7" x 9' 0" (8.41m x 2.74m) Spacious landing area with views across fields and towards open countryside.

Master Bedroom 18' 0" x 14' 0" (5.49m x 4.27m) uPVC double glazed window bay, radiator, feature cast iron open fireplace, picture rails, door leading to:

En-Suite Shower Room Enclosed shower cubicle with glass and chrome screen with fitted independent shower unit, low level flush w.c., inset wash hand basin with toiletries cupboards under, tiled flooring, uPVC double glazed window.

Bedroom Two 18' 0" x 14' 0" (5.49m x 4.27m) Cast iron open fireplace, radiator, uPVC double glazed window bay.

Bedroom Three 14' 0" x 10' 0" (4.27m x 3.05m) Radiator, feature cast iron open fireplace, exposed wooden flooring, uPVC double glazed window.

Bedroom Four 14' 0" x 10' 0" (4.27m x 3.05m) Cast iron open fireplace, uPVC double glazed window, radiator, picture rail.

Bedroom Five 14' 0" x 10' 0" (4.27m x 3.05m) Dual aspect with uPVC double glazed windows and sash windows with views towards open countryside, radiator.

Family Bathroom Free-standing bath with fitted central shower attachment with Wet room shower area, inset wash hand basin with toiletries cupboards under, uPVC double glazed windows, dual aspect uPVC double glazed sash windows.

Separate Cloakroom Low level flush w.c.

Stairs to:

Attic Room 19' 3" x 18' 0" (5.87m x 5.49m) Fully boarded area with Velux windows, power and light.

Outside

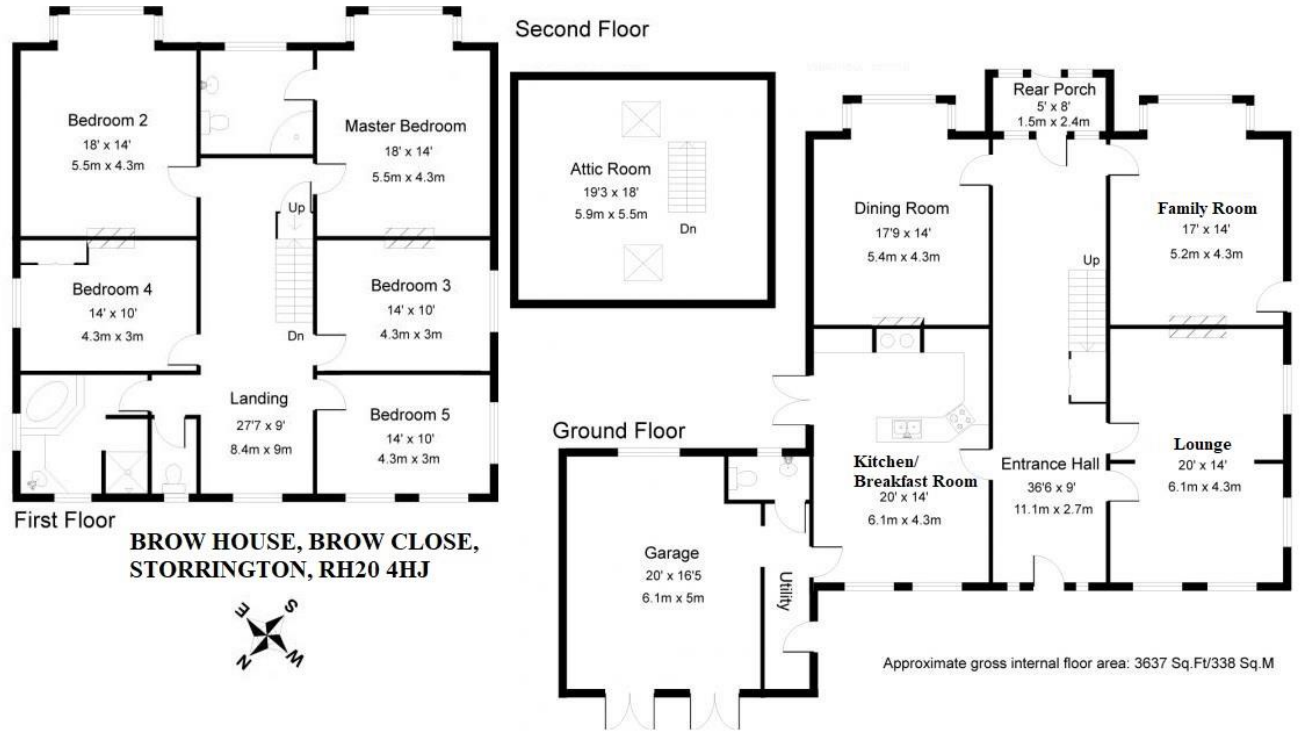
Double Garage 20' 0" x 16' 5" (6.1m x 5m) Twin doors, power and light.

Gardens There are gardens to all sides of the property, mainly laid to lawn, screened by fence panelling, paved terraced area, raised flower and shrub borders, hedging offering a high degree of privacy, outside water tap, Victorian street light, further paved courtyard section of garden.

Parking Extensive tarmac parking area for several vehicles, outside lighting, screened by fence panelling and hedging.

EPC Rating: Band D.





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



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