



St. Mary's Gate | The Street | Washington | West Sussex | RH20 4AS





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£799,950

Located within the sought after village of Washington, this detached home has been subject to complete renovation to a high standard with accommodation comprising: three good sized bedrooms, triple aspect sitting room with feature wood burner, superb open plan kitchen/dining/day room with 'NEFF' integrated appliances and quartz working surfaces, utility room, ground floor shower room/w.c., en-suite to master bedroom, family bathroom, underfloor heating to ground floor and first floor bathroom, air conditioning and heating system to first floor. Outside, there is a delightful courtyard garden enclosed by Sussex Flint walling, extensive driveway with EV charge point, generous sized rear garden and large terrace affording views towards the South Downs. No forward chain.

- Skillfully extended & Refurbished Home
- Village Location, Downland Views
- No Chain
- Three good size Bedrooms
- Ground Floor Shower/Cloakroom
- Triple aspect Sitting Room
- Superb open plan Kitchen/Dining/Day Room
- 'NEFF' Integrated Appliances
- Bi-folding doors leading to Terrace
- Utility Room
- Underfloor heating to Ground Floor
- Air Conditioning/Heating System
- Bathroom with underfloor heating
- En-suite to Main Bedroom
- Extensive Off-road Parking, EV Charge Point
- Beautiful gardens

Entrance Part double glazed front door to:

Entrance Hall Tiled flooring, door leading to:

Ground Floor Shower Room Fully enclosed shower with folding glass and chrome screen and overhead soaker, low level flush w.c., wall-mounted wash hand basin with toiletries cupboard under, uPVC double glazed windows, concealed spot lighting.

Inner Hallway Understairs storage cupboard plus water softener.

Triple Aspect Sitting Room 27' 10" x 11' 5 maximum" (8.48m x 3.48m) Feature cast iron wood burner with display plinth to either side and storage cupboards under, uPVC double glazed windows and feature window seating bay, tiled flooring, uPVC double glazed French doors leading to enclosed courtyard terrace.

Superb Open Plan Kitchen/Dining/Day Room 22' 4" x 18' 5" (6.81m x 5.61m)

Kitchen Area Dual aspect room, extensive range of wall and base units, integrated 'NEFF' fan assisted electric oven and separate grill, integrated 'NEFF' dishwasher, four ring 'NEFF' Induction hob with extractor over, inset sink with swan neck mixer tap and boiling water tap, recessed space for American style fridge/freezer, peninsula breakfast bar with under seating, tiled flooring, bi-

folding doors opening out onto terrace and gardens.

Separate Utility Room 9' 0" x 7' 3" (2.74m x 2.21m) uPVC double glazed windows, one and a half bowl single drainer sink unit with built-in storage cupboards, space and plumbing for washing machine, built-in shelving and hanging space.

Stairs to:

Attractive Galleried Landing Sky light, access to loft space, concealed spot lighting.

Bedroom One 14' 2" x 12' 4" (4.32m x 3.76m) uPVC double glazed windows, door to:

En-Suite Shower Room Large walk-in double fully enclosed shower with overhead soaker and separate shower attachment, inset wash hand basin with toiletries cupboard under, low level flush w.c.

Bedroom Two 14' 6" x 11' 7" (4.42m x 3.53m) uPVC double glazed window, eaves storage cupboards, built-in wardrobe cupboards.

Bedroom Three 16' 0" x 9' 4" (4.88m x 2.84m) uPVC double glazed windows, built-in wardrobe cupboards.

Family Bathroom Inset bath with shower attachment, low level flush w.c., large walk-in shower with overhead soaker and fitted shower attachment.

Outside

Parking Driveway with EV charge point leading to:

Courtyard Garden Attractive flint walled courtyard garden, stone paving, pebble water feature, raised rockery area, timber storage shed with covered area.

Rear Garden Large raised terrace giving delightful views towards the South Downs, lawned area, screened by mature trees, timber garden shed.

Agents Note There is an air conditioning and heating system fittings throughout to all first floor bedrooms.

Agents Note: Planning permission for double garage with solar roof has been granted.

EPC Rating: Band C.





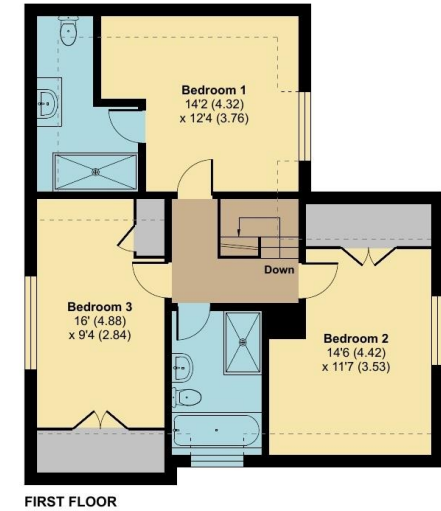
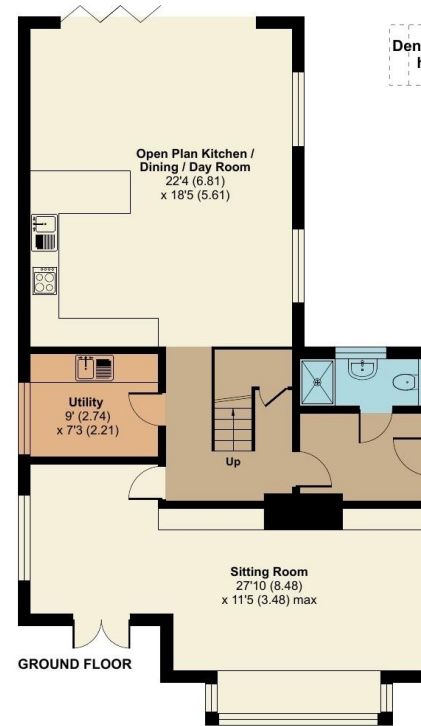
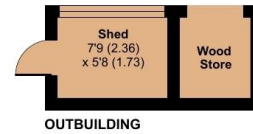
The Street, Washington, Pulborough, RH20

Approximate Area = 1626 sq ft / 151 sq m
 Limited Use Area(s) = 147 sq ft / 13.6 sq m
 Outbuilding = 44 sq ft / 4 sq m
 Total = 1817 sq ft / 168.6 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). © ntechcom 2023. Produced for Fowlers Estate Agents. REF: 1031943



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