





## Downs View, Pulborough

A beautifully presented family home located in a tucked away position on a highly desirable private lane.



- ▶ High specification kitchen opening to dining / family room
- ▶ Large sitting room with bay window
- ▶ Lovely south westerly gardens
- ▶ Dining room / music room
- ▶ Principal bedroom with en-suite
- ▶ Study
- ▶ Guest bedroom with en-suite
- ▶ Double garage and driveway parking
- ▶ Three further bedrooms and family bathroom

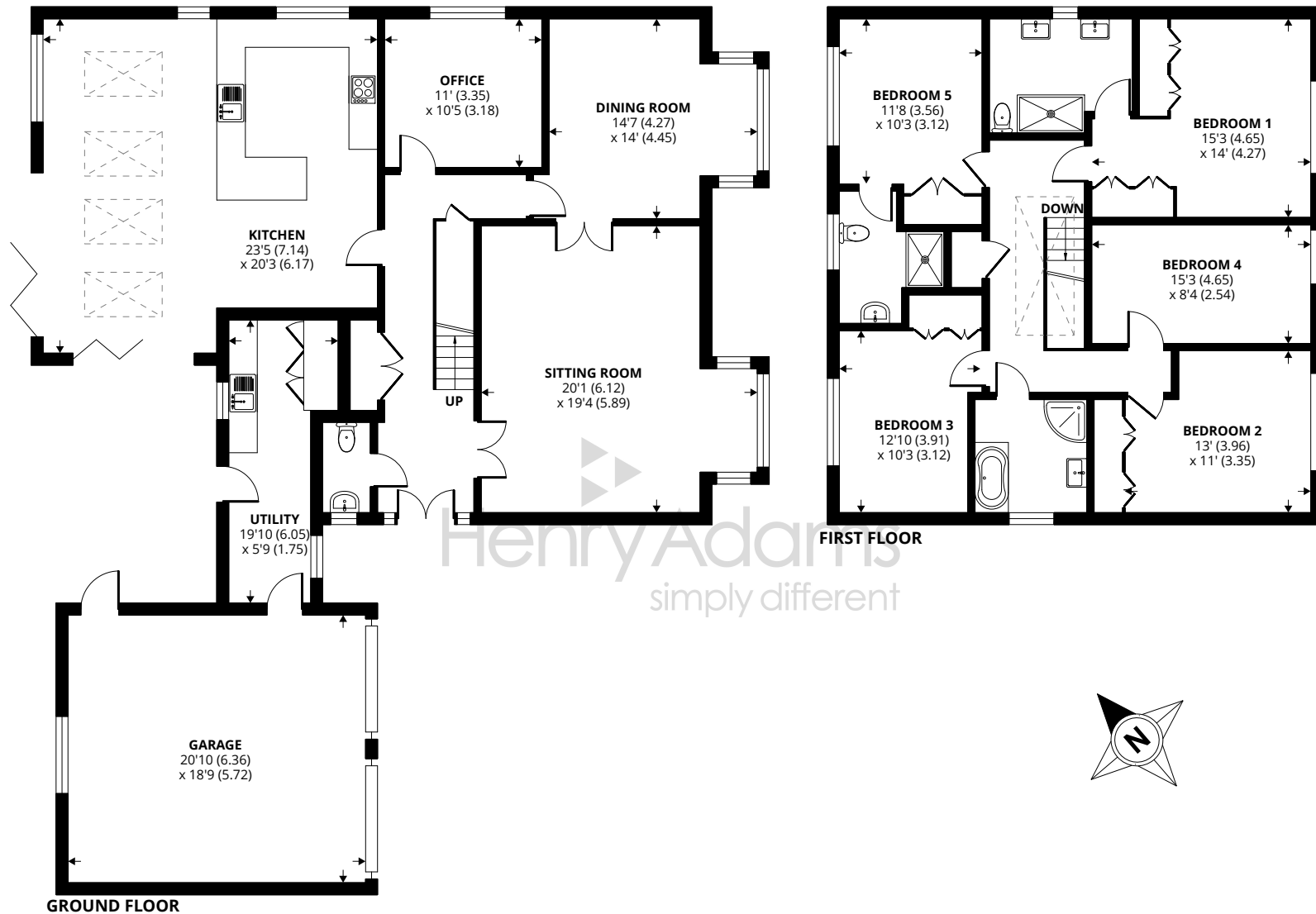
Built nearly ten years ago Downs View, as the name suggests has lovely views to the South Downs. Located down a private road in Pulborough there is a private driveway shared by three properties. On entering the property there is a lovely large entrance hall with spacious coat cupboard and cloakroom. Off is the sitting room with bay window and double glass doors leading to the dining room or family room, there is also a useful study. To the rear of the home is the lovely kitchen / dining / family room with two sets of bi-fold doors opening to the garden making it a lovely entertaining space. The kitchen is fitted with a range of high and low level cupboards and fitted double oven, microwave, induction hob and lovely glass splash back to provide a pop of colour. Opening onto the dining and family area there are electrically operated velux windows to ensure that it is a lovely light space. Off the kitchen is the utility room with cupboards housing the workings for the under floor heating and the heat pump, from here there is direct access to the garden and the attached double garage.

On the first floor there are five double bedrooms, the principal bedroom having an en-suite shower room with double shower and twin vanity units, the bedroom has fitted wardrobes, in fact four of the five bedrooms have fitted wardrobes providing ample storage. Bedroom two also with an en-suite and the remaining bedrooms have use of the family bathroom.









Approximate Area = 3057 sq ft / 284 sq m (includes garage)

For identification only - Not to scale



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.

Outside the garden is south west facing with a large patio area and a variety of plants and shrubs, The South Downs and Wildbrooks are on your doorstep providing you with lovely scenery, fabulous walks and the lovely countryside tranquillity.

### Location

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. Pulborough also has the advantage of a main line station to London and the South Coast.

### Directions

From Storrington, head west on the A283 and at the mini roundabout (by Esso petrol station), bear right onto Pulborough Road. Continue along the A283 for 3.8 miles, arriving into Pulborough village. Turn left into Old Mill Place (private road) and after a short distance turn right into the driveway leading to Downsview.

