



Highwood | 26 Kithurst Park | Storrington | West Sussex | RH20 4JH





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OFFERS IN EXCESS OF £810,000

An immaculately presented detached bungalow occupying this highly regarded location of Kithurst Park, affording views towards the South Downs National Park to the rear which is a protected area. Internally, the property benefits from recent renovation and comprises: entrance hall, superb dual aspect sitting room with bi-fold doors leading to garden and terrace, re-fitted open plan kitchen and dining room with integrated appliances, Aga double oven and quartz stone working surfaces, large utility room, two double bedrooms with walk-in wardrobes to the main bedroom, re-fitted family bathroom and a separate w.c. Outside, there is extensive driveway parking leading to a larger than average attached garage, professionally designed and landscaped south west gardens and large 'Honed Sandstone' terrace, decked areas and brand new garden room.

- Individual Extended Detached Bungalow
- Superb Dual Aspect Sitting Room
- Main Bedroom with walk-in Dressing Room
- Brand New Garden Room
- Highly Regarded Private Road
- Open Plan Kitchen/Dining Room
- Re-fitted Bathroom Suite
- Popular Kithurst Park
- Views towards the South Downs
- Integrated Appliances and Aga Oven
- Separate WC
- Extensive Driveway Parking
- Two Double Bedrooms
- Large Utility Room
- Landscaped South/West Gardens
- Larger than average Attached Garage

**Entrance** Double glazed uPVC front door to:

**Reception Hall 13' 0" x 6' 11" (3.96m x 2.11m)** Inner hallway, covered radiator, access to loft space, large shelved linen cupboard, wall-mounted thermostat control for underfloor heating in bathroom.

**Superb Dual Aspect Sitting Room 23' 8" x 14' 0" (7.21m x 4.27m)** Bi-folding doors, double glazed windows overlooking gardens, radiator, concealed spot lighting, sky lantern.

**Re-Fitted Open Plan Kitchen/Dining Room 23' 4" x 18' 5" (7.11m x 5.61m)**

**Kitchen Area** Extensive range of re-fitted wall and base units, integrated appliances comprising: 'AEG' fan assisted electric double oven and grill, integrated fridge and freezer, built-in storage cupboards, integrated dishwasher, range of quartz working surfaces with inset sink and swan neck stainless steel mixer tap, Aga electric oven, central breakfast island with seating area and inset 'NEFF' four ring Induction hob, oak style flooring.

**Dining Area** Triple aspect, vertical radiator, sliding double glazed patio doors leading to terrace and gardens with delightful views towards the South Downs, door to:

**Utility Room 9' 6" x 8' 2" (2.9m x 2.49m)** Sky light, inset stainless steel sink with quartz working surfaces, space and plumbing for washing machine and tumble dryer, oak style flooring, built-in shelving, double glazed doors leading to side access.

**Bedroom One 17' 4" x 10' 10" (5.28m x 3.3m)** Double glazed windows overlooking gardens, radiator, large walk-in dressing room of 9'11 x 4'6 with built-in hanging rails and shelving.

**Bedroom Two 11' 6" x 11' 5" (3.51m x 3.48m)** Radiator, uPVC double glazed windows, built-in wardrobes.

**Re-Fitted Family Bathroom** Inset bath with folding glass and chrome screen with independent shower unit and overhead soaker with central controls, inset wash hand basin with toiletries drawer under, mainly tiled walls, push flow w.c., double glazed windows, extractor fan, heated towel rail.

#### Outside

**Front Garden** Extensive gravelled parking, shaped lawned areas with attractive flower and shrub borders and ranch style fencing, outside lighting, leading to:

**Attached Garage 17' 5" x 13' 6" (5.31m x 4.11m)** Sliding door, power and light, outside lighting.

**Rear Garden** Landscaped south westerly facing rear garden being a feature of the property with beautiful views towards the South Downs and countryside with large raised 'Honed Sandstone' terrace, high degree of privacy with steps leading down, to formal lawned section of garden, screened by fence panelling. Zoned garden lighting.

**Detached Garden Room 12' 8" x 12' 5" (3.86m x 3.78m)** Covered terrace area, electric heating, double glazed windows, laminate oak style flooring, door to:

**Walk-in Storage** Wash hand basin (currently not connected to main services), built-in shelved storage.

**Agents Note** Road fund is £150pa.

**EPC Rating:** Band D.





## Kithurst Park, Storrington, Pulborough, RH20

Approximate Area = 1724 sq ft / 160.2 sq m (includes garage)

Outbuilding = 163 sq ft / 15.1 sq m

Total = 1887 sq ft / 175.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Fowlers Estate Agents. REF: 1091149



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



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