



118 Dean Way | Storrington | West Sussex | RH20 4QS







# 118 Dean Way

Storrington | West Sussex | RH20 4QS

£599,950

A well presented four bedroom family home situated within this quiet sought after development, close to the village centre. Accommodation comprises: ground floor cloakroom, oak framed entrance hall, sitting room, dining room, kitchen/breakfast room with French doors leading to terrace and gardens, en-suite to main bedroom and family bathroom. Outside, there is off-road parking leading to an attached garage. The rear garden offers a good degree of seclusion with a large terraced area.

- Detached Family Home
- Four Bedrooms
- Popular Hormare Development
- Close to the village centre
- Oak Flooring
- Ground Floor Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Main Bedroom with En-suite
- Family Bathroom
- Attractive secluded Gardens
- Attached Garage
- Off-road Parking
- No Forward Chain
- Viewing Recommended



**Entrance** Part double glazed front door to:

**Entrance Hall** Oak flooring, radiator, understairs storage cupboard.

**Ground Floor Cloakroom** Low level flush w.c., wall-mounted wash hand basin, radiator.

**Sitting Room** 15' 11" x 10' 7" (4.85m x 3.23m) Feature fire surround with carved wooden mantel over, marble style inset and hearth, double glazed windows, radiator.

**Dining Room** 10' 10 maximum" x 10' 9 maximum" (3.3m x 3.28m) Oak flooring, radiator, double glazed French doors leading to terrace and gardens.

**Open Plan Kitchen/Breakfast Room** 16' 0 maximum" x 12' 4 into bay" (4.88m x 3.76m) Range of wall and base units, built-in fan assisted electric oven and separate grill, inset four ring gas hob with extractor over, integrated fridge and freezer, one and a half bowl single drainer sink unit, fitted peninsula breakfast bar, tiled flooring, concealed spot lighting, double glazed windows overlooking garden, built-in larder cupboard.

**Breakfast Area** Two radiators, tiled flooring, double glazed window bay with French doors leading to terrace and gardens.

**Stairs to:**

**First Floor Landing** Access to loft space, radiator, large walk-in cupboard housing boiler with built-in shelving.

**Bedroom One** 19' 3 maximum" x 14' 3 maximum" (5.87m x 4.34m) Oak flooring, built-in twin set of wardrobe cupboards, two radiators, double glazed windows, walk-through dressing area with built-in wardrobe cupboards, leading to:

**En-Suite Shower Room** Walk-in double shower, pedestal wash hand basin, low level flush w.c., part tiled walls, radiator, double glazed windows, shaver point, extractor fan.

**Bedroom Two** 13' 9" x 9' 0" (4.19m x 2.74m) Radiator, built-in bedroom furniture with wardrobe cupboards and drawers, double glazed window.

**Bedroom Three** 9' 3" x 8' 2" (2.82m x 2.49m) Built-in bedroom furniture with wardrobe cupboards and drawers and vanity unit, radiator, double glazed windows.

**Bedroom Four** 9' 3" x 8' 1" (2.82m x 2.46m) Built-in bedroom furniture with built-in wardrobes and drawers, radiator, double glazed windows.

**Family Bathroom** Panelled bath with fitted shower attachment, low level flush w.c., pedestal wash hand basin, radiator, half tiled walls, separate enclosed shower cubicle with folding screen and independent shower unit, concealed spot lighting, extractor fan.

**Outside**

**Parking** Driveway parking leading to:

**Attached Single Garage** 17' 10" x 8' 5" (5.44m x 2.57m) Up and over door, power and light.

**Rear Garden** Large terraced area offering a high degree of seclusion, formal lawned areas screened by fence panelling.

**EPC Rating:** Band D.







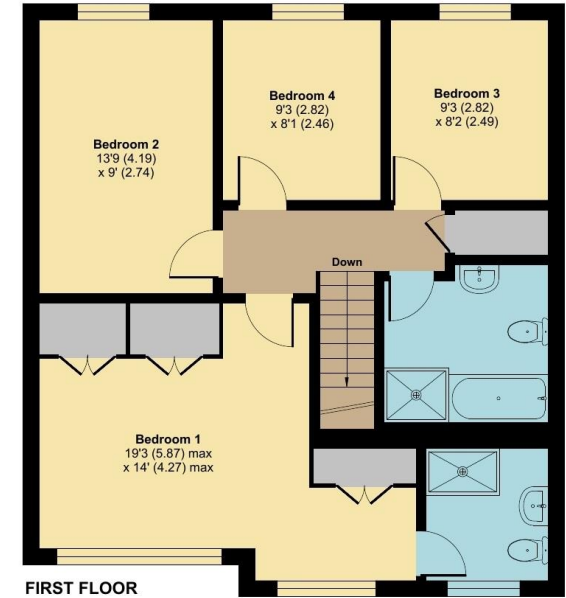
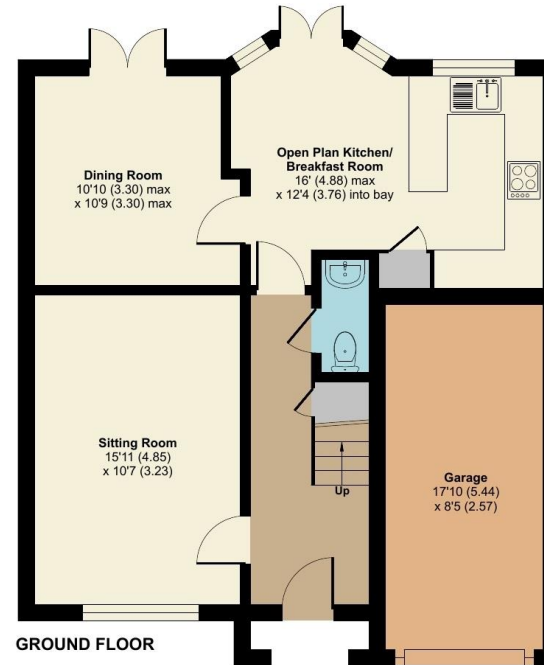
## Dean Way, Storrington, Pulborough, RH20

Approximate Area = 1327 sq ft / 123.2 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1473 sq ft / 136.8 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). © nchecon 2024. Produced for Fowlers Estate Agents. REF: 1109137



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