



Hollybank | Melrose Place | Storrington | West Sussex | RH20 3HH







# Hollybank

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'OFFERS OVER' £800,000

A unique opportunity to acquire this individually built family home, originally constructed circa 1920's occupying this generous sized plot, set within this highly regarded private road. Internally, the property offers versatile and spacious accommodation extending to 2037 sqft and comprises: sitting room with feature fireplace, dining room, kitchen, utility room, three ground floor bedrooms with an inter-connecting Jack and Jill bathroom and separate cloakroom. Upstairs there are two further bedrooms and a family bathroom with a generous main bedroom of 23'4 x 15'. Outside, there are attractive gardens to all sides of the property with off-road parking leading to a detached garage.

- Individual Family Home
- Extending to 2037sqft
- Highly regarded Private Road
- Four/Five Bedrooms
- Sitting Room with feature fireplace
- Dining Room
- Kitchen
- Utility Room
- Jack and Jill Bathroom
- Separate Cloakroom
- Superb sized Master Bedroom
- Family Bathroom
- Beautiful Gardens to all sides
- Detached Garage
- Extensive Driveway Parking
- Viewing Recommended



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

**Entrance Hall** Radiator.

**Inner Hallway** Radiator.

**Sitting Room** 20' 10" x 13' 6" (6.35m x 4.11m) Beamed ceiling, feature open fireplace with brick surround and stone hearth, two radiators, leaded light double glazed windows, archway to dining room, French doors leading to:

**Gabled Porch** Leading to gardens.

**Dining Room** 20' 4" x 14' 10" (6.2m x 4.52m) Dual aspect room, two radiators, part vaulted ceiling with Velux windows, French doors leading to gardens.

**Kitchen** 13' 6" x 9' 7" (4.11m x 2.92m) Inset stainless steel sink unit with roll top working surfaces with drawers and cupboards under, part tiled walls, space for cooker, range of eye-level cupboards, radiator.

**Utility Room/Cloaks Area** 6' 2" x 5' 11" (1.88m x 1.8m) Free-standing boiler, wall-mounted controls.

**Separate Cloakroom** Low level flush w.c., wall-mounted wash hand basin.

**Ground Floor Bedroom Three** 12' 3" x 9' 10" (3.73m x 3m) Dual aspect room with double glazed windows, built-in wardrobe cupboards, radiator, door to:

**En-Suite Jack and Jill Bathroom** Inset bath, low level flush w.c., pedestal wash hand basin, radiator, separate enclosed shower cubicle with fitted independent shower unit.

**Ground Floor Bedroom Two** 12' 8" x 12' 7" (3.86m x 3.84m) Dual aspect room with double glazed leaded light windows, radiator.

**Ground Floor Bedroom Five/Study** 12' 8" x 12' 7" (3.86m x 3.84m) Built-in louvered wardrobe cupboards, radiator, leaded light double glazed windows.

**Stairs to:**

**First Floor Landing** Large eaves storage cupboards, radiator, recessed bay with leaded light double glazed windows.

**Main Bedroom** 23' 4" x 15' 10" (7.11m x 4.83m) Range of built-in wardrobe cupboards and eaves storage, dual aspect room with leaded light double glazed windows, built-in shelving.

**First Floor Bedroom Two** 13' 1" x 10' 4" (3.99m x 3.15m) Louvered built-in wardrobe cupboard, eaves storage cupboard, radiator, leaded light double glazed window.

**Family Bathroom** Inset bath with separate enclosed shower cubicle with fitted independent shower unit, inset wash hand basin, low level flush w.c., part tiled walls, heated towel rail, built-in mirror with downlighting and toiletries cupboards either side.

**Outside**

**Front Garden** Mainly laid to lawn, enclosed by ranch style fencing, attractive flower and shrub borders and mature trees, paved off-road parking area leading to:

**Detached Garage** 18' 6" x 9' 10" (5.64m x 3m) Up and over door.

**Side Section of Garden** Mainly laid to lawn.

**Main Section of Rear Garden** Paved patio areas, screened by fence panelling with mature trees and attractive flower and shrub borders.

**EPC Rating:** Band E.



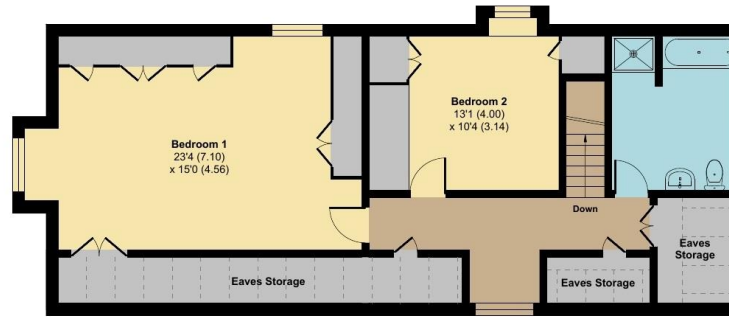




# Hollybank, Melrose Place, Storrington, Pulborough, RH20

Approximate Area = 2119 sq ft / 196.8 sq m  
 Limited Use Area(s) = 128 sq ft / 11.8 sq m  
 Garage = 182 sq ft / 16.9 sq m  
 Total = 2429 sq ft / 225.5 sq m

For identification only - Not to scale

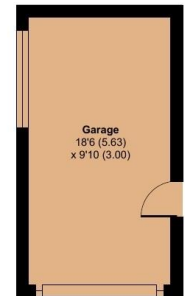


FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



GARAGE



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: 1124442



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



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