



Brookside | Fryern Road | Storrington | West Sussex | RH20 4FF





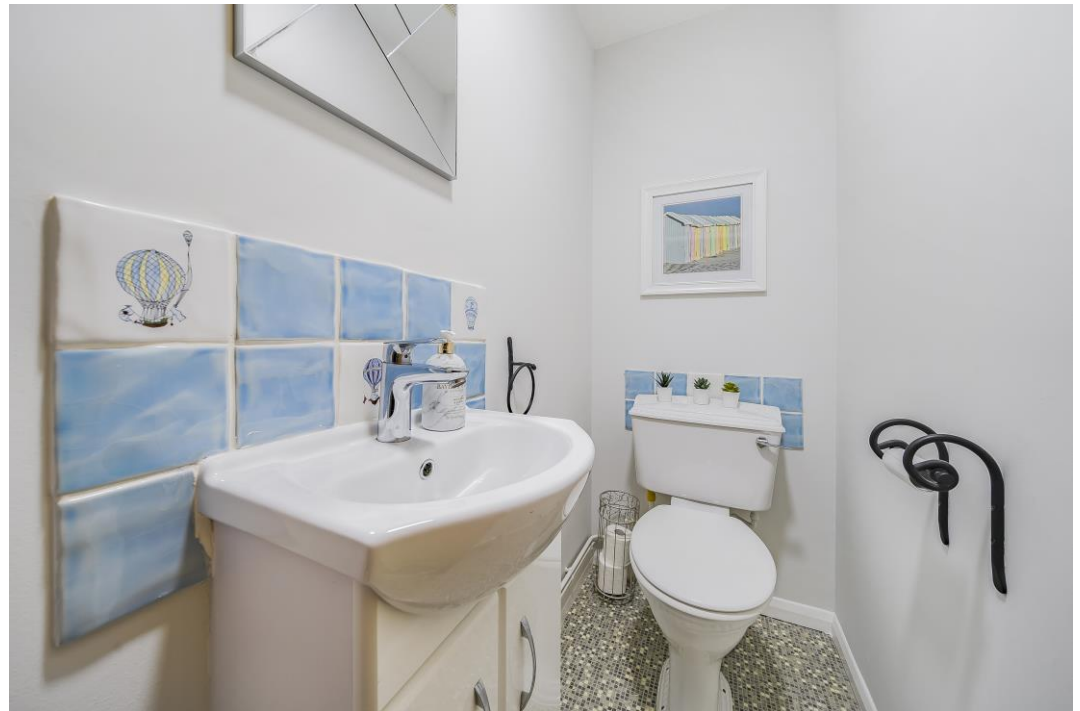
Brookside

Fryern Road | Storrington | West Sussex | RH20 4FF

'OFFERS OVER' £1,000,000

A detached four bedroom bungalow uniquely situated within the rural location of Fryern Park, within ½ mile of the village centre and occupying 0.6 of an acre. Internal accommodation extends to 1883 sqft comprising: entrance hall, cloakroom, dual aspect sitting room with wood burner, dining room, uPVC conservatory, re-fitted kitchen with integrated appliances, utility room, study, en-suite to main bedroom, additional w.c. and a family bathroom. Outside, there are extensive gardens offering a high degree of privacy with a covered heated pool, sauna, timber bar, driveway parking for several vehicles and a detached double garage.

- Highly regarded Fryern Park Location
- Private Rural Setting
- Solar Panel Energy & battery storage
- Occupying 0.6 of an acre
- Re-fitted Kitchen and Utility Room
- uPVC Conservatory
- Four Bedrooms
- Sitting Room with feature wood burner
- Dining Room
- Study/Bedroom Four
- Family Bathroom
- En-suite to Main Bedroom
- Timber Bar, Detached Studio
- Recent application of Monocouche render
- Covered Swimming Pool
- Detached Double Garage and extensive Parking





Entrance uPVC double glazed front door to:

Reception Hall Covered radiator, access to loft space, built-in cloaks cupboard with overhead storage cupboard, part glazed door leading to:

Dual Aspect Sitting Room 22' 1" x 15' 0" (6.73m x 4.57m)

Two covered radiators, feature fireplace with brick surround and oak mantel with tiled hearth, cast iron burning stove, feature exposed ceiling beams, part glazed double doors leading to:

Conservatory 15' 0 maximum" x 12' 10 maximum" (4.57m x 3.91m) Of brick and uPVC construction, double doors leading to garden.

Dining Room 14' 0" x 11' 5" (4.27m x 3.48m) Covered radiator, double glazed windows, serving hatch through into kitchen with display shelf.

Kitchen 20' 0" x 8' 1" (6.1m x 2.46m) Extensive range of wall and base units, quartz working surfaces, Induction hob with extractor over, range of eye-level cupboards with downlighting, integrated dishwasher, 'Siemens' double oven and separate grill, pull-out drawer rack, breakfast bar with under-seating area, integrated fridge and separate freezer, waste disposal cupboard, double

glazed windows overlooking gardens.

Utility Room 11' 0" x 7' 9" (3.35m x 2.36m) Working surface, stainless steel single drainer sink unit, radiator, double glazed windows, built-in storage cupboards, space for fridge/freezer, wall-mounted 'Worcester' boiler, door accessing outside porch leading to gardens.

Study/Bedroom Four 9' 4" x 6' 11" (2.84m x 2.11m) Radiator, double glazed windows.

Separate Cloakroom Low level flush w.c., wall-mounted wash hand basin with tiled splash back.

Family Bathroom Inset bath with fitted shower attachment, low level flush w.c., pedestal wash hand basin, tiled flooring, radiator.

Inner Hallway Double glazed door leading to rear garden, covered radiator, shelved linen cupboard.

Master Bedroom 13' 7 maximum" x 11' 11 maximum" (4.14m x 3.63m) Floor to ceiling built-in wardrobe cupboards, dual aspect double glazed windows, covered radiator, door to:

En-Suite Shower Room Walk-in double shower with fitted independent shower unit, low level flush w.c., wall-mounted wash hand basin, heated chrome towel rail.

Bedroom Two 13' 7 maximum" x 10' 2 maximum" (4.14m x 3.1m) Radiator, double glazed windows, built-in wardrobe cupboards.

Bedroom Three 13' 9 maximum" x 9' 3 maximum" (4.19m x 2.82m) Radiator, double glazed windows, built-in wardrobe cupboards.

Outside

Driveway Stone pillars with automatic powder coated aluminium security gates leading to extensive resin bonded driveway area with parking for several vehicles, leading to:

Detached Double Garage 19' 5" x 18' 11" (5.92m x 5.77m) Automatic doors, power, water and light, outside EV charger.

Side Section of Garden Mainly laid to lawn with mature trees and woodland area, raised paved terrace with wrought iron balconies leading to:

Rear Section of Garden Split-level raised decking, raised vegetable beds and timber storage shed.

Front Area of Garden Large paved terrace with lawned area, raised flower beds, screened by fence panelling, mature trees and shrubs with palm tree, timber summerhouse and storage shed with ornamental railway track, further side terrace enclosed by wrought iron railings.

Outdoor Heated Swimming Pool 39' 11" x 22' 9" (12.17m x 6.93m) With retractable enclosure and solar controlled solar cover and inverter heat pump.

Detached Studio 16' 2 maximum" x 13' 0 maximum" (4.93m x 3.96m) Timber walls and ceilings, inset sink, leading to:

Shower Room Fitted shower, w.c., wall-mounted wash hand basin with power.

Adjoining Sauna 6' 0" x 5' 0" (1.83m x 1.52m)

Timber Bar 24' 5 maximum" x 13' 4 maximum" (7.44m x 4.06m) Balcony, indoor electric heaters, bar area and sink, walk-in shower.

EPC Rating: Band D.



Fryern Road, Storrington, Pulborough, RH20

Approximate Area = 1954 sq ft / 181.5 sq m

Garage = 366 sq ft / 34 sq m

Outbuildings = 1428 sq ft / 132.7 sq m

Total = 3748 sq ft / 348.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Fowlers Estate Agents. REF: 1218091



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



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowlersonline.co.uk

storrington@fowlersonline.co.uk 01903 745844

Managing Director:
Marcel Hoad MRICS

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.