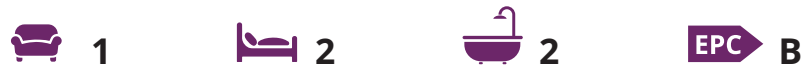




Guide Price £475,000 Freehold

A beautifully presented 2 bedroom home on the lovely John Ireland Way development of 78 properties with access to countryside walks.



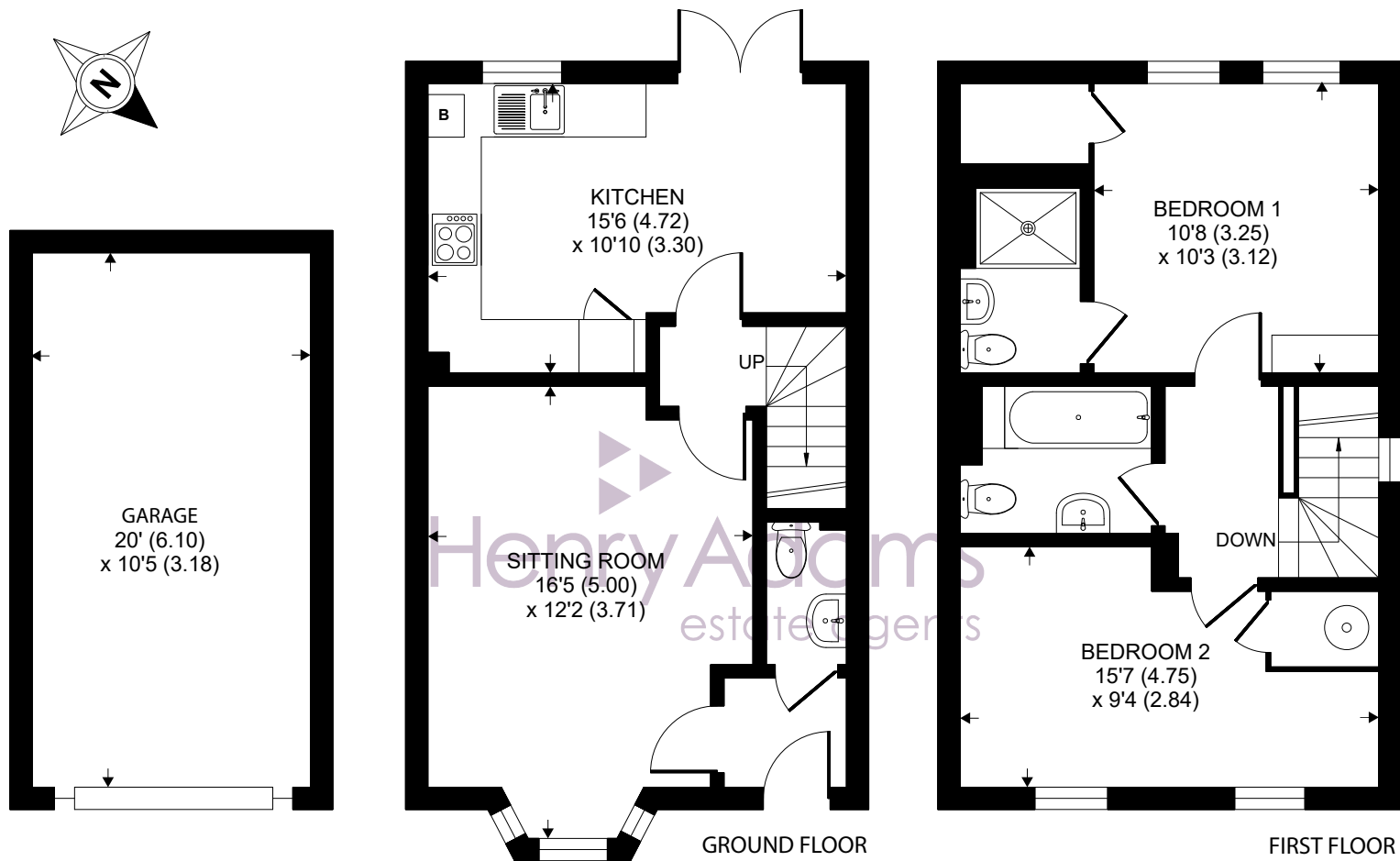
- ▶ **Built by David Wilson homes in 2016**
- ▶ **Sitting room with bay window**
- ▶ **Bright and sunny kitchen / dining room overlooking the rear garden**
- ▶ **Kitchen with ample storage and integrated appliances**
- ▶ **Two double bedrooms**
- ▶ **Refitted en-suite shower and family bathroom**
- ▶ **Large paved terrace and south west facing garden**
- ▶ **Single garage and driveway parking for two cars**

A beautifully presented 2-bedroom detached house on the John Ireland Way development in the parish of Washington. Designed by the renowned David Wilson, this home is conveniently located near picturesque countryside walks of Sandgate Park and Warren Hill .

Upon entering, the lovely sitting room has a feature bay window, creating an inviting ambience for relaxed evenings. The bright and sunny kitchen/dining room has a range of high and low level cupboards and ample workspace for food preparation there are integrated appliances and space for a dining table with French doors to the garden. A cloakroom completes the ground floor accommodation.

The main bedroom features a large wardrobe and en-suite shower room, providing a touch of luxury and privacy, while the second double bedroom and main bathroom offer comfortable accommodations for guests or family members. Additionally, the property benefits from a large paved terrace and a south-west facing garden, ideal for outdoor gatherings or simply unwinding in the fresh air. To the front there is a single garage and a driveway with parking space for two cars, ensuring both convenience and security for residents.





Approximate Area = 834 sq ft / 77.4 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 1042 sq ft / 96.8 sq m

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.

John Ireland Way named after the late composer, who lived locally, is a development of 78 properties on a park like setting with access to numerous countryside walks. Washington is a pretty village in the South Downs National Park and believed to have been a saxon settlement, it has many Grade II listed building and lies between the villages of Storrington and Steyning. The village itself has a Village Hall, church, St Marys CE First School, a recreation ground and a public house, The Frankland Arms.

The village of Storrington lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking, cycling, the National Trust Sullington Warren. Sandgate Country Park and Chanctonbury Ring. The village of Steyning is within easy reach and has a historic and thriving High Street to Steyning with its range of traditional local shops, trades and services. Steyning also boasts a health and sports centre, with swimming pool, other community facilities including a wide range of societies and organisations and schools of all age groups and churches of most denominations.

