



1 Downlands | New Town Road | Storrington | West Sussex | RH20 4LZ





# 1 Downlands

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£925,000

A substantial five bedroom family home constructed by Berkeley Homes circa 2000, occupying this highly regarded cul-de-sac within 1/2 mile of the village centre. The property is well presented throughout with internal accommodation extending to 2210sqft comprising: reception hall with oak flooring, ground floor cloakroom, dual aspect sitting room with feature marble fireplace, dining room, bespoke fitted kitchen/breakfast room with integrated appliances, utility room, study, en-suite to main bedroom and a family bathroom. Outside, there is extensive driveway parking leading to an attached double garage with south aspect rear garden and terrace.

- Detached Family Home
- Highly regarded private cul-de-sac
- Within ½ mile of the village centre
- Five Bedrooms
- Extending to 2210sqft
- Reception Hall with oak flooring
- Dual aspect Sitting Room
- Dining Room
- Bespoke re-fitted Kitchen/Breakfast Room
- Integrated Appliances
- Utility Room with underfloor heating
- Main Bedroom with En-suite
- Family Bathroom
- South aspect Gardens and Terrace
- Attached Double Garage
- Extensive Driveway Parking

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

**Reception Hall** Oak flooring, radiator, understairs storage cupboard, coved ceilings.

**Ground Floor Cloakroom** Pedestal wash hand basin, w.c., radiator, part tiled walls.

**Sitting Room** 23' 3" x 12' 8" (7.09m x 3.86m) Dual aspect with fitted coal effect gas fire with marble surround and hearth, coved ceilings, two radiators, leaded light double glazed windows, sliding double glazed doors leading to terrace and gardens.

**Dining Room** 12' 5" x 12' 0" (3.78m x 3.66m) Radiator, double glazed windows, coved ceilings.

**Study** 10' 8" x 9' 1" (3.25m x 2.77m) Radiator, leaded light double glazed windows.

**Kitchen/Breakfast Room** 23' 4 maximum" x 15' 7 maximum" (7.11m x 4.75m) Bespoke fitted kitchen with extensive range of wall and base units with quartz working surfaces, integrated appliances comprising fan assisted stainless steel 'NEFF' oven and grill with four ring Induction hob and extractor over, integrated microwave and grill, integrated dishwasher, Butler sink with groove drainer, further range of eye-level cupboards, built-in dresser with crockery display units and working surfaces under, radiator, oak flooring, pull-out drawer racks, recess suitable for housing American style fridge/freezer, sliding double glazed patio doors to rear garden.

**Utility Room** 11' 8" x 7' 10" (3.56m x 2.39m) Single drainer enamel sink with mixer tap, wood block working surfaces, space and plumbing for washing machine and dishwasher, built-in storage cupboards, wall-mounted thermostat controls, stone floor with underfloor heating, semi-vaulted ceiling with concealed spot lighting, double glazed windows and door leading to rear garden, door accessing garage, door to:

**Walk-in Storage Room** Built-in shelving.

**Stairs to:**

**First Floor Landing** Access to loft space, shelved linen cupboard housing pressurised cylinder, radiator.

**Bedroom One** 14' 11 maximum" x 11' 7 maximum" (4.55m x 3.53m) Two radiators, leaded light double glazed windows, range of built-in wardrobe cupboards, door to:

**En-Suite Bathroom** Chrome taps and telephone grip shower attachment, inset wash hand basin with drawers and cupboards under, bidet, w.c., part tiled walls, shaver point, extractor fan, separate shower cubicle with fitted independent shower and folding screen.

**Bedroom Two** 13' 5" x 11' 4 maximum" (4.09m x 3.45m) Radiator, double glazed windows, built-in wardrobe cupboards.

**Bedroom Three** 12' 9" x 10' 5" (3.89m x 3.18m) Radiator, leaded light double glazed windows, built-in wardrobe cupboards.

**Bedroom Four** 12' 6" x 9' 2" (3.81m x 2.79m) Radiator, double glazed windows, built-in wardrobe cupboards.

**Bedroom Five** 8' 10" x 7' 6" (2.69m x 2.29m) Radiator, double glazed windows.

**Family Bathroom** Re-fitted family bathroom with inset bath and central chrome controls, walk-in double shower with chrome fittings and overhead soaker with folding glass and chrome screen, inset wash hand basin with toiletries cupboards under and monobloc tap, push flow w.c., recessed toiletries shelving, double glazed windows, extractor fan, concealed spot lighting.

**Outside**

**Front Garden and Parking** Covered veranda area with stone paved terrace, mainly laid to lawn with brick paved driveway providing parking for several vehicles, leading to:

**Attached Double Garage** 18' 1" x 17' 7" (5.51m x 5.36m) Automatic security roller door with power and light.

**Rear Garden** South aspect, mainly laid to lawn with large paved stone terrace, screened by mature trees and shrubs with further side section of garden with timber garden shed, greenhouse, side access.

**Directions** 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:  
<https://what3words.com>  
///amuse.archives.shredding

**EPC Rating:** Band C.





# Downlands, New Town Road, Storrington, Pulborough, RH20

Approximate Area = 2210 sq ft / 205.3 sq m

Garage = 318 sq ft / 29.5 sq m

Total = 2528 sq ft / 234.8 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). © ntrhocom 2026. Produced for Fowlers Estate Agents. REF: 1431464



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