



58, Dean Way, Pulborough, RH20 4QS



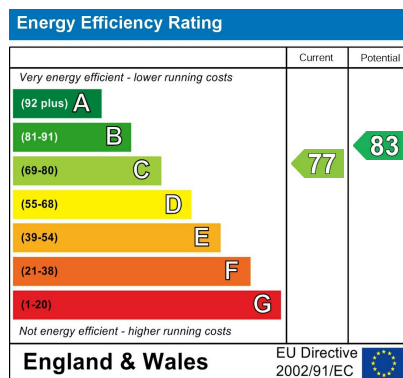


58, Dean Way,
Pulborough, RH20 4QS

£700,000 Freehold



- CLOSE PROXIMITY TO PRIMARY SCHOOL
- SOUTH FACING REAR GARDEN
- NO THROUGH-ROAD
- OVER 2,100 SQ FT OF ACCOMMODATION
- OFF ROAD PARKING
- IMPRESSIVE KITCHEN/BREAKFAST ROOM



The Property

Located within a sought-after residential area of Storrington, this four-bedroom detached family home provides well-balanced accommodation extending to over 2,100 sq ft.

The property is entered via a welcoming central hallway which provides access to the principal ground floor accommodation. Positioned off the entrance hall is a cloakroom and separate study, ideal for those working from home. The main sitting room is located to the front of the property and is accessed via double doors from the hallway, creating an excellent flow between the reception spaces. A bay window to the front allows for an abundance of natural light, resulting in a bright and spacious principal reception room.

To the rear, the kitchen/breakfast room forms the main hub of the home and is fitted with a range of matching shaker-style wall and base units with integrated appliances, inset sink and space for freestanding appliances. There is ample room for a dining table and additional seating, with French doors opening onto the rear garden. Adjacent to the kitchen is a separate dining room, also benefitting from French doors that open out into the garden.

The first-floor landing provides access to all four bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room enjoying views to the front aspect, fitted wardrobes and a private en-suite bathroom. Bedroom two is another generous double bedroom, also benefiting from fitted wardrobes and its own en-suite shower room. Bedrooms three and four are served by the family bathroom, which is fitted with a panel-enclosed bath with shower over. All four bedrooms offer built-in wardrobe storage, making this an ideal layout for family living.



Outside

To the front of the property, a driveway provides off-road parking and access to the attached garage, which benefits from light, power and useful storage space above.

The rear garden enjoys a favourable south-facing aspect and offers a good degree of privacy. Immediately adjoining the property is a generous patio terrace, providing an ideal space for outdoor dining and entertaining. The remainder of the garden is predominantly laid to lawn, with mature hedging and established trees forming the boundaries and creating an attractive backdrop.

Situation

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

Sporting and Recreation

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.





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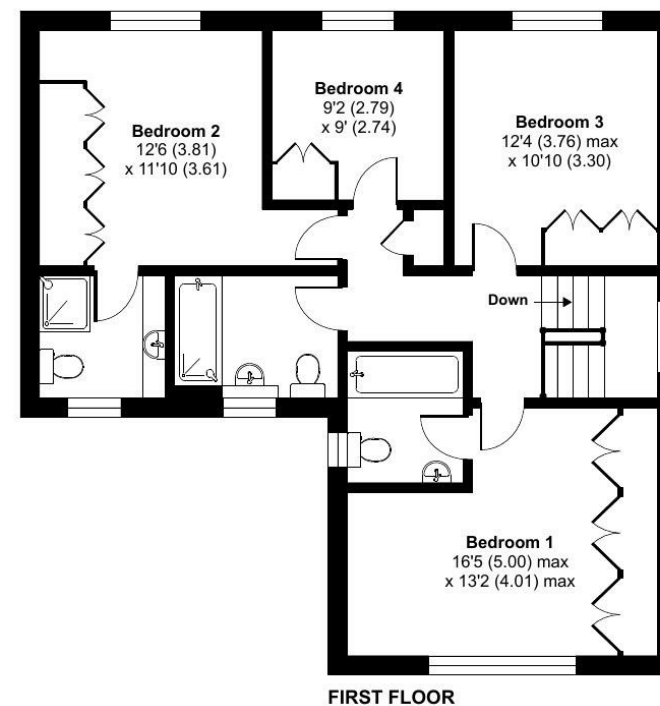
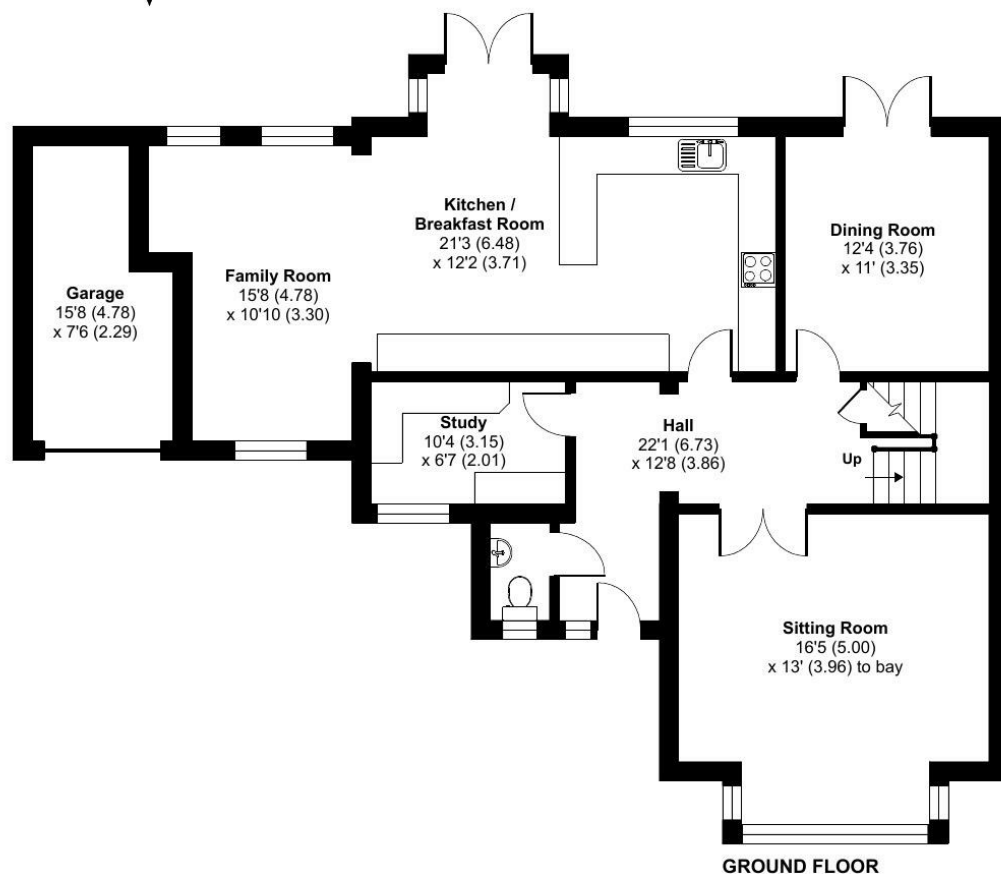
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Approximate Area = 2131 sq ft / 197.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for GL&CO Estate Agents. REF: 1500031

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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