



2 Angell Sands | Storrington | West Sussex | RH20 4FL

 **FOWLERS**
ESTATE AGENTS



2 Angell Sands

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PRICE GUIDE £900,000 TO £950,000

An individually built four bedroom detached home located within this exclusive gated private cul-de-sac. Accommodation is arranged over three floors extending to 2973sqft with all principle rooms taking advantage of the stunning views towards the South Downs and comprising: spacious reception hall, ground floor bedroom suite with adjoining kitchenette and utility room, two further ground floor bedrooms with en-suite, impressive oak galleried landing, superb open plan kitchen/dining/day room with range of integrated appliances and bi-folding doors leading to a large glass balcony, separate snug, second floor master bedroom with range of built-in wardrobe cupboards, walk-in dressing room and en-suite bathroom. Outside, there is gravelled parking leading to an attached single garage with beautiful south aspect landscaped gardens offering a high degree of privacy with a large terraced area. No forward chain.

- Individual Family Home
- Exclusive Gated Private Cul-de-Sac
- Panoramic views towards the South Downs
- Versatile accommodation extending to 2973sqft
- Superb open plan Kitchen/Dining/Day Room
- Range of integrated appliances
- Large Glass Balcony
- Snug Room
- Ground Floor Bedroom Suite with Kitchenette/Utility
- Two further Ground floor Bedrooms with En-suite
- Impressive oak galleried Landing with vaulted ceiling
- Main Bedroom with En-suite and Dressing Room
- Private south aspect Gardens
- Attached Garage
- Gravelled Parking for several vehicles
- Air source Heat Pump system with underfloor heating throughout









Entrance Solid wood panelled front door to:

Reception Hall Feature vaulted ceiling, porcelain tiled flooring with underfloor heating, understairs storage cupboard, built-in cloaks cupboard.

Adjoining Reception 18' 6" x 13' 0" (5.64m x 3.96m) Tiled flooring, cupboard housing underfloor heating system and wall-mounted controls, bi-folding doors leading to terrace and gardens with outlook towards the South Downs with door leading to:

Ground Floor Bedroom Suite 12' 4" x 11' 5" (3.76m x 3.48m) Accessed via sliding wooden door from main bedroom suite, bi-folding doors leading to terrace and gardens.

Ground Floor Kitchenette 9' 0" x 6' 2" (2.74m x 1.88m) Quartz working surfaces with groove drainer and stainless steel sink with swan neck mixer tap, 'Zanussi' four ring hob with chrome and glass extractor over, integrated fan assisted electric oven and microwave, dishwasher, tiled flooring, door leading to garden, door leading to:

Utility Room 7' 10" x 7' 3" (2.39m x 2.21m) Inset sink with swan neck mixer tap, space and plumbing for washing machine, Silestone working surfaces, built-in storage cupboards.

Ground Floor Bedroom Two 20' 9" x 11' 9" (6.32m x 3.58m) Floor to ceiling range of built-in wardrobe cupboards, underfloor heating, double glazed windows, door leading to:

En-Suite Bathroom Inset bath with separate shower attachment, push flow w.c., wall-mounted wash hand basin, fully tiled walls, heated chrome towel rail, extractor, tiled flooring.

Ground Floor Bedroom Three 11' 6" x 11' 5" (3.51m x 3.48m) Floor to ceiling built-in wardrobe cupboards, double glazed windows with views towards the South Downs, underfloor heating with wall-mounted control, door to:

En-Suite Jack and Jill Shower Room Walk-in double shower with folding glass and chrome screen with overhead soaker and separate attachment, push flow w.c., inset wash hand basin with toiletries drawers under, heated chrome towel rail, access to inner hallway.

Oak and Glass Balustrade Leading to:

Impressive Galleried Landing Area Door leading to cloakroom and kitchen/dining/day room.

Cloakroom Push flow w.c., wall-mounted wash hand basin, part tiled walls, tiled flooring.

Open Plan Kitchen/Dining/Day Room 26' 4" x 23' 8" (8.03m x 7.21m) With stunning views towards the South Downs National Park, bi-folding doors leading to large balcony terrace area giving views towards the South Downs, spiral staircase leading to garden, oak flooring.

Kitchen Area Extensive range of wall and base units with integrated 'Miele' appliances comprising: fan assisted electric oven, rotisserie, built-in microwave oven with twin warming drawers, built-in coffee maker (not currently functional), further range of Silestone working surfaces with groove drainer, swan neck mixer tap, extensive range of cupboards under with under-lighting, central breakfast island with inset four ring 'Miele' induction hob with further drawers

and cupboards under with under-lighting, built-in wine cooler, under-seating, central tap and pop-up extractor, recessed area suitable for housing American style fridge/freezer, walk-through area leading to:

Second Kitchen 8' 10" x 6' 5" (2.69m x 1.96m) One and half bowl single drainer sink unit with swan neck mixer tap, further range of working surfaces with built-in eye-level cupboards with storage cupboards under, integrated dishwasher, sliding double door leading to:

Snug 14' 11" x 13' 7" (4.55m x 4.14m) Oak flooring, underfloor heating, built-in shelving, window with beautiful outlook towards the South Downs National Park.

Stairs to:

Second Floor Landing/Study Area 14' 0" x 9' 0" (4.27m x 2.74m) Feature port hole window.

Main Bedroom Suite 26' 7" x 13' 10" (8.1m x 4.22m) Walk-through area with range of built-in storage cupboards and built-in wardrobe cupboards, underfloor heating, walk-in wardrobe cupboard with built-in shelving, double glazed window with outlook towards the South Downs National Park, further range of bespoke floor to ceiling built-in wardrobe cupboards, air conditioning unit, door to:

En-Suite Bathroom Underfloor heating, feature port hole window with view towards the South Downs, Velux windows, inset bath with monobloc taps and separate shower attachment, push flow w.c., bidet, large walk-in double shower with overhead soaker and separate shower attachment with recessed toiletries area and display lighting, twin inset vanity wash hand basins with toiletries cupboards under with built-in mirrored cupboards with lighting and storage cupboards.

Outside

Rear Garden Beautiful landscaped south aspect garden with views towards the South Downs with large paved stone terraced area, shaped lawned area, offering a high degree of privacy and screened by trees, attractive flower and shrub borders with pergola, detached storage shed to the side section of garden, outside power supply and water tap, side access.

Attached Single Garage 18' 8" x 11' 6" (5.69m x 3.51m) Up and over door, power and light.

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>
[///polices.scooped.shepherds](https://polices.scooped.shepherds)

EPC Rating: Band C.



Angell Sands, Storrington, Pulborough, RH20

Approximate Area = 2973 sq ft / 276.2 sq m (excludes void)

Garage = 213 sq ft / 19.7 sq m

Total = 3186 sq ft / 295.9 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). © nichcom 2026. Produced for Fowlers Estate Agents. REF: 1458784



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



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