



3 Link Hill | Storrington | West Sussex | RH20 4LS





## 3 Link Hill

Storrington | West Sussex | RH20 4LS

£595,000

A detached two bedroom bungalow occupying this cul-de-sac position, set within this highly regarded private road within 3/4 mile of the village centre. Internal accommodation comprises: spacious reception hall, dual aspect sitting room, dining room, kitchen/breakfast room, en-suite to main bedroom. Outside, there is extensive driveway parking leading to an attached double garage and a secluded rear garden with front garden overlooking green space to the front. No forward chain.

- Detached Bungalow
- Highly regarded Private Road
- Within ¾ mile of the village centre
- Two Double Bedrooms
- Reception Hall
- Dual aspect Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- En-suite Shower to Bedroom One
- Main Bathroom
- Gas Central Heating
- Double Glazed Windows
- Secluded Rear Garden
- Overlooking Green space to the front
- Extensive Driveway Parking
- Attached Double Garage

**Entrance** uPVC panelled front door to:

**Reception Hall** Radiator, large access to loft space, shelved linen cupboard housing copper cylinder, built-in cloaks cupboard with overhead storage.

**Dual Aspect Sitting Room** 18' 10" x 11' 11" (5.74m x 3.63m) Double glazed uPVC window bay, two radiators, TV point, archway through to:

**Dining Room** 11' 4" x 9' 9" (3.45m x 2.97m) Radiator, double glazed windows.

**Kitchen/Breakfast Room** 14' 8" x 9' 0" (4.47m x 2.74m) Range of wall and base units, one and half bowl stainless steel single drainer sink unit with mixer tap, granite style working surfaces with further drawers and cupboards under, integrated stainless steel fan assisted electric oven and separate grill with inset four ring electric hob and extractor over, radiator, space and plumbing for washing machine, integrated dishwasher, integrated fridge and freezer, cupboard housing 'Glo-Worm' boiler, radiator, double glazed windows overlooking rear garden,

double glazed door leading to steps down to rear garden, serving hatch to dining room.

**Bedroom One** 13' 11" x 12' 0" (4.24m x 3.66m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards, TV point, door to:

**En-Suite Shower Room** Walk-in shower with folding glass and chrome screen and fitted independent shower unit, push flow w.c., part tiled walls, heated chrome towel rail.

**Bedroom Two** 12' 4 maximum" x 9' 9" (3.76m x 2.97m) Radiator, double glazed windows, built-in wardrobe cupboards.

**Bathroom** Inset bath with independent shower unit with pull down screen, heated chrome towel rail, push flow w.c., part tiled walls, pedestal wash hand basin.

### Outside

**Front Garden** Shaped lawned areas with various trees and shrubs, tarmac driveway with parking for several vehicles leading to:

**Attached Double Garage** 14' 9" x 11' 6" (4.5m x 3.51m) Metal up and over door.

**Rear Garden** Steps down from kitchen with wrought iron rail, leading to large paved terrace, mainly laid to lawn, screened by hedging and fence panelling, rear access door to garage.

**Agents Note** The property owns a section of the green space in line with its boundaries.

**Private Road Fund** There is maintenance of £100 a year for the overall private road fund.

**EPC Rating:** Band D.





## Link Hill, Storrington, Pulborough, RH20

Approximate Area = 1030 sq ft / 95.6 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1200 sq ft / 111.3 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). © rnhcom 2026. Produced for Fowlers Estate Agents. REF: 1416544



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



Managing Director:  
Marcel Hoed

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ [www.fowlersonline.co.uk](http://www.fowlersonline.co.uk) [storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk) 01903 745844

### 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.