

50, John Ireland Way, Washington, West Sussex RH20 4EP

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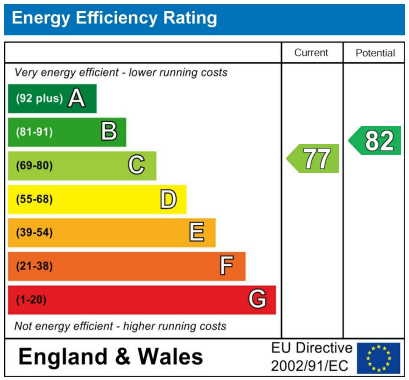


50, John Ireland Way,
Washington, West Sussex RH20 4EP

Guide Price £485,000 Freehold

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- 'TURNKEY' PROPERTY
- CLOSE TO NATIONAL TRUST WOODLAND
- MODERN KITCHEN & BATHROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- DETACHED GARAGE
- EN-SUITE SHOWER ROOM
- SOUTH AFTER LOCATION
- SHORT DISTANCE TO STORRINGTON VILLAGE



DIRECTIONS

What3words///grain.condition.splint

THE PROPERTY

Upon entering, you are welcomed into a spacious hallway which connects the sitting room and the kitchen/dining room. A cloakroom comprising WC and wash hand basin is conveniently located on the ground floor.

The sitting room is a spacious area filled with natural light from the south-easterly aspect, creating a calm and welcoming atmosphere.

The dual aspect kitchen/dining room features a modern design with sleek worktops, breakfast bar, induction hob with overhead hood extractor and a range of integrated appliances, including fridge-freezer, oven, microwave and dishwasher.

The utility room offers a practical space for laundry and additional storage. There is also a rear door from the utility room allowing access to the garage and garden.

To the first floor, bedroom three is a generous single room with views to the south, making it ideal for a guest room or home office.

Bedroom two is a spacious double room benefitting from built-in wardrobes and additional storage cupboard. Access to the loft is via the hatch in bedroom two.

Bedroom one is a welcoming double room with south-easterly aspect, bringing in plenty of natural light. Built-in wardrobes provide useful storage. The en-suite features WC, shower unit and wash hand basin.

The family bathroom is well appointed with bath, handheld shower attachment, pedestal basin, and WC.

OUTSIDE

Externally, the garden is a charming outdoor space with a balance of paved patio and lawn, making it perfect for entertaining. Sleeper beds around the border provide plenty of options for green fingered individuals.

The property features a detached garage with power points, providing convenient space for parking and storage. The driveway allows parking for additional vehicles. Additionally, there are bays available for visitor parking.









SITUATION

The property is situated between Washington and the larger village of Storrington. Washington is a picturesque village with glorious views onto the South Downs National Park. It is approximately seven miles north of Worthing and by-passed by the main London/Horsham/Worthing A24 road. Washington has a number of historic and ancient properties and also has a network of footpaths through the village, which lead to some of the beautiful walks across to Chanctonbury Ring and Cissbury Ring. The village has its own church, primary school and well known Inn. The property is also conveniently close is the thriving larger village of Storrington, which has comprehensive shopping facilities including a Waitrose store, restaurants, a bank, churches, a modern doctors' surgery, dental practices, opticians, library, a museum and two primary schools together with years seven and eight of Steyning Grammar School.

SPORTING AND RECREATION

Set at the foot of the South Downs, Washington is ideal for walking or riding on the South Downs National Park. Storrington provides an extremely wide and varied range of social and sporting activities including Chanctonbury Leisure Centre, which is the venue for various classes and clubs. There is a Tennis Club with adult and junior coaching. 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 and further opportunities for riding and walking on the South Downs. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

COUNCIL TAX

Council Tax Band E. Please contact Horsham District Council on 01403 215100.

SERVICES

All mains services are connected.
According to Ofcom for this address Ultrafast broadband is available.
Highest download speed is 1000 Mbps.

IN THE KNOW

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

VIEWING

Viewing strictly by appointment through GL & Co. Telephone: 01903 742354 or email: enquiries@glproperty.co.uk

AGENTS NOTE

Some of these photos may have been seasonally adjusted using AI.














CELEBRATING WOMEN IN THE ARTS

John Ireland Way, Washington, Pulborough, RH20

Approximate Area = 974 sq ft / 90.4 sq m
Garage = 197 sq ft / 18.3 sq m
Total = 1171 sq ft / 108.7 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). ©nichecom 2026. Produced for GL&CO Estate Agents. REF: 1522263

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