





Offers in excess of £675,000

# 31 Glamorgan Road

## Catherington, PO8 0TS

- SUBSTANTIAL THREE BEDROOM DETACHED BUNGALOW
- LARGE DRIVEWAY & CARPORT
- GENEROUS PLOT OF APPROXIMATELY 0.21 OF AN ACRE
- FUTURE POTENTIAL TO EXTEND INTO THE ROOF SPACE (STPP))
- WEST FACING REAR GARDENS ENJOYING FAR REACHING VIEWS ACROSS THE SDNP
- SOUGHT AFTER CUL-DE-SAC LOCATION
- MASTER BEDROOM WITH WALK-IN WARDROBE AND EN-SUITE
- SPACIOUS SITTING ROOM, SEPARATE SNUG AND DINING ROOM
- OVER 2,000 SQ FT OF VERSATILE ACCOMMODATION INCLUDING LOFT ROOMS
- TWO ADDITIONAL LOFT ROOMS PROVIDING FLEXIBLE ACCOMMODATION

Situated in one of Catherington's premier roads and tucked away within a desirable cul-de-sac, this substantial three bedroom detached bungalow occupies a generous plot of approximately 0.21 of an acre and enjoys breathtaking, far reaching rural views across the South Downs National Park from its beautifully positioned west facing gardens.



Approached via a large private driveway providing ample off road parking for multiple vehicles and leading to a carport, the property immediately conveys a sense of space and privacy. The frontage is well set back from the road, framed by mature planting, and offers an attractive first impression befitting its sought after location.

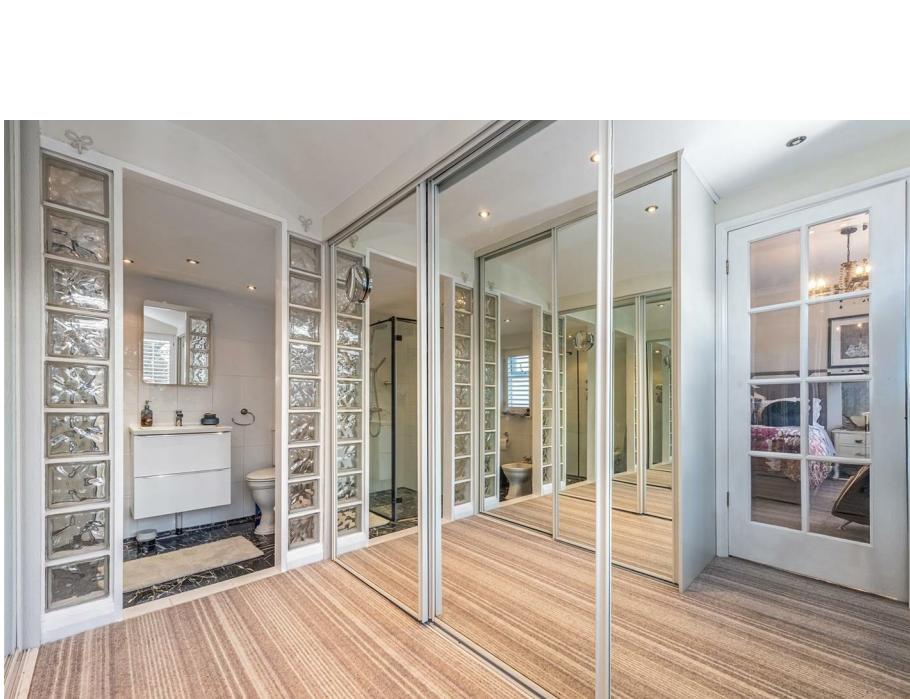
Internally, the bungalow offers extensive and versatile living accommodation extending to over 2,000 sq ft including the loft rooms. A welcoming entrance porch opens into a central hallway from which the principal rooms flow. The sitting room is generously proportioned and complemented by a separate snug, creating flexible reception space ideal for both formal entertaining and relaxed day to day living. To the rear, the dining room enjoys a delightful outlook over the gardens and countryside beyond, with direct access outside, allowing the views to become part of everyday life. The kitchen is well appointed with a comprehensive range of units and work surfaces and is supported by a separate utility room, providing practical space for laundry and additional storage.

There are three well balanced ground floor bedrooms. The principal bedroom is an impressive suite, featuring a walk in wardrobe and a private en-suite shower room, creating a comfortable and secluded retreat. The remaining bedrooms are served by a modern family bathroom, finished with contemporary fittings.

A particular feature of this home is the addition of two loft rooms on the first floor, accessed via a staircase from the inner hall. These rooms offer excellent versatility, currently used as additional accommodation and storage, and present exciting scope for further enhancement. Subject to the necessary planning consents, there is clear future potential to extend more comprehensively into the roof space, creating additional formal bedrooms or living areas if desired.

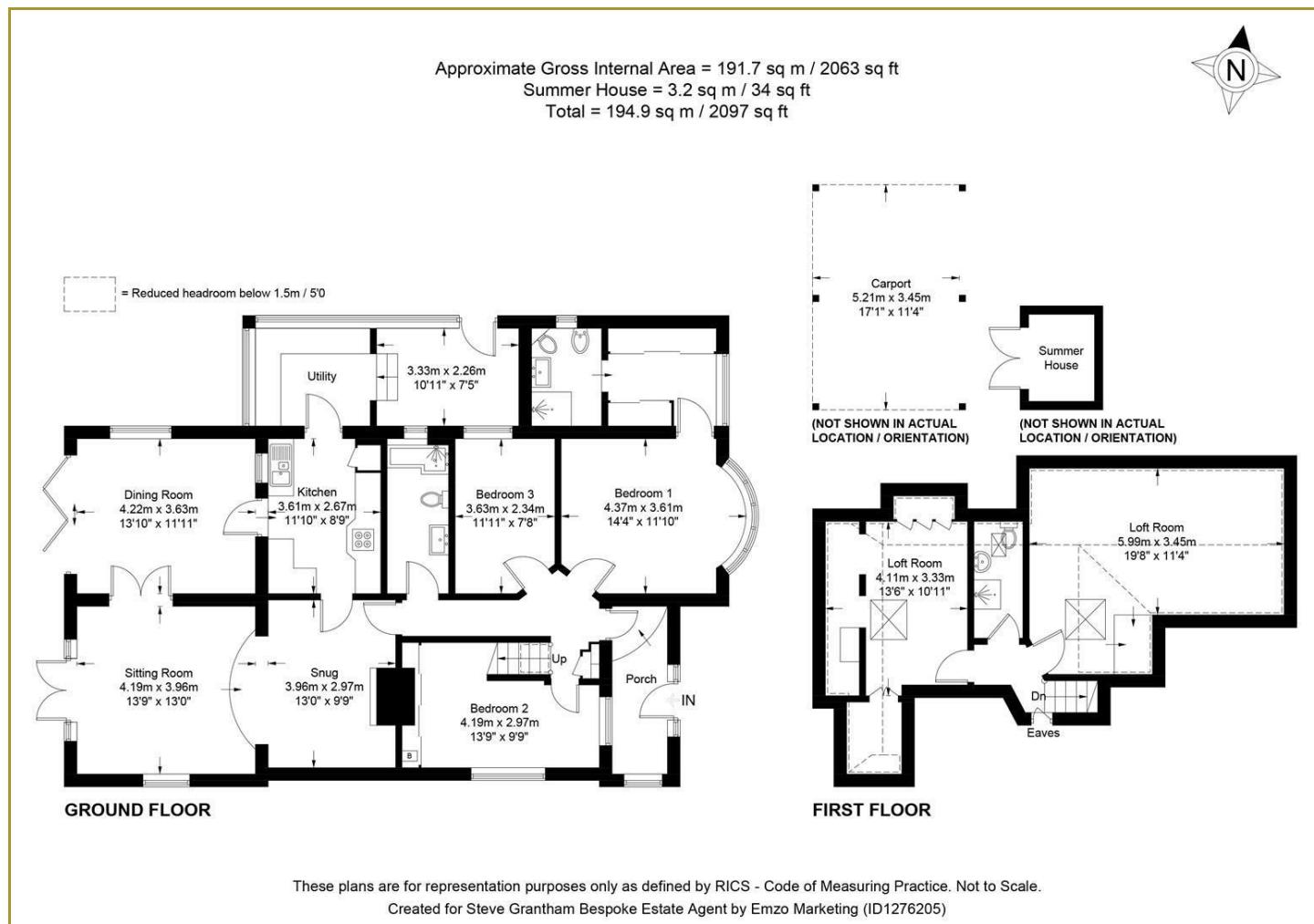
Externally, the west facing rear gardens are a true highlight. Bathed in afternoon and evening sun, the gardens are predominantly laid to lawn with mature borders and seating areas positioned to take full advantage of the panoramic views stretching across open countryside and towards the South Downs National Park. The plot provides a wonderful sense of space and privacy, rarely found in such a convenient village setting.

This is a rare opportunity to acquire a sizable detached bungalow in one of Catherington's most desirable positions, combining generous accommodation, outstanding views, a plot approaching a quarter of an acre, and significant future potential, all within a peaceful cul-de-sac environment.

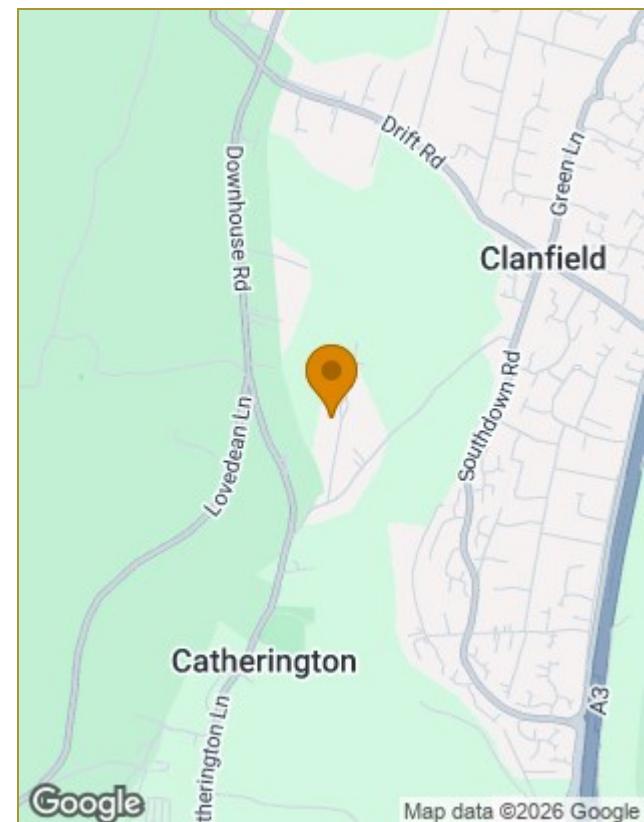




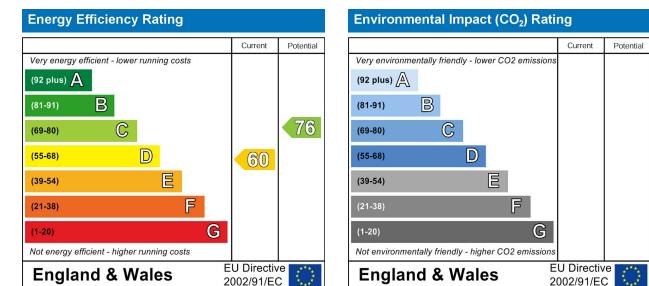
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

