



37 Watermeadow Lane, Storrington, RH20 3GU

Guide Price £500,000 Freehold



**MANSELL
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37 Watermeadow Lane, Storrington, RH20 3QU

- Modern three-bedroom family home
- NO ONWARD CHAIN
- Built in 2017 by Crest Nicholson - with remaining NHBC warranty
- Dual aspect sitting room with French doors onto the garden
- Ground floor cloakroom & utility cupboard
- High speed fibre optic broadband
- Main bedroom with en-suite shower room
- Private driveway and single garage
- EPC Rating: B
- Council Tax Band: E

We are pleased to market this fantastic and well-appointed detached family home built in 2017 by Crest Nicholson to their 'Mickelham' design. Lying on the edge of the South Downs, Meadowbrook is surrounded by green open space and yet is only a short walk from of Steyning Grammar School Rock Road Campus and Thakeham Primary School, Rock Road as are Sandgate Park and Sullington Warren, part of the National Trust. Although it's nestled amongst stunning countryside and within a mile Storrington amenities.



“Fantastic and well-appointed detached”

On entering the property there is a spacious hallway with utility cupboard housing a washer/dryer and cloak room. To the front is the well-sized kitchen / dining room, which is dual aspect with bay window, the kitchen is well-appointed and offers a plethora of integrated appliances. To the rear is the generous sitting room with French doors to the garden and patio area. The first floor are three bedrooms, the principal having fitted wardrobes and en-suite shower room. Bedroom two is also a dual aspect double, while bedroom three is a good size single or study and completing the accommodation is the main bathroom.

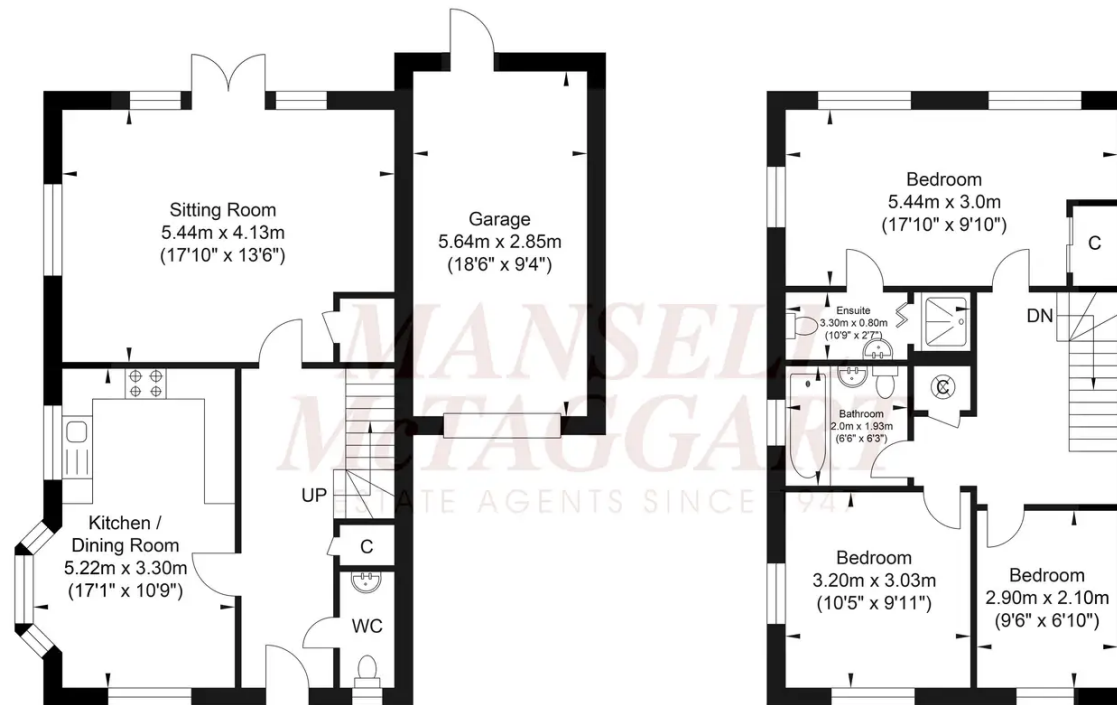
While already a well-sized family home there is further scope to extend into the loft (which is presently half boarded including lighting and a drop down ladder) to create another bedroom, this work would be subject to planning and managing agent permissions.

Moving outside there is driveway parking and a single garage(which has a full length storage loft with drop down ladder) with up and over door, access to the rear garden is via the garage or side gate. The walled garden has a good degree of privacy with a small area of patio for entertaining with outside power point.

MANAGEMENT FEE - £550 Payable PA – provides for upkeep of road, pavement, communal green areas and park, street lighting.



Watermeadow Lane



Ground Floor
Approximate Floor Area
750.56 sq ft
(69.73 sq m)

First Floor
Approximate Floor Area
553.37 sq ft
(51.41 sq m)

Approximate Gross Internal Area (Including Garage) = 121.14 sq m / 1303.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Storrington

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