



£695,000

Hampers Lane, Storrington, West Sussex

KWADVANTAGE
KELLERWILLIAMS[®]



Hampers Lane, Storrington, West Sussex, RH20 3HU

This handsome 1920s detached bungalow sits within Storrington's desirable Heath Common area, well placed for Thakeham Primary School and the Rock Road site of Steyning Grammar, only a few minutes walk away. Standing in a large, very private plot the property offers scope for modernisation, reconfiguration and improvement. There may also be potential to extend into the loft or to the side, subject to the relevant consents being obtainable.

There are two gated accesses to the property, one from Rock Road and the other from Hampers Lane. Both lead to driveway areas for several cars, making this well suited to homeworkers or for multi-generational living. The welcoming entrance hall opens onto a lovely living room with a cosy woodburner and a conservatory beyond. The dining room and kitchen are next to each other and it's easy to imagine opening them into one, fabulous open plan, dual aspect room. Bedrooms one and two are both doubles with built in storage, whilst the third bedroom is currently used as a study, with an ensuite cloakroom / WC. The bathroom is at the end of the hallway. Outside, the mature well tended gardens offer an excellent degree of seclusion, with plenty of space for children to play and for adults to entertain or relax. The detached garage has been partitioned in order to create a useful store room, plus home office with its own entrance. A summerhouse looks out across the lawn and to the good sized patio seating area.

The bustling village centre is only a mile and a half away, with a range of shops, pubs, cafes and restaurants plus a Waitrose supermarket, doctors and dentists. There is a weekly market and wonderful walks into the South Downs. Pulborough and Amberley mainline stations are within 15 minutes drive.

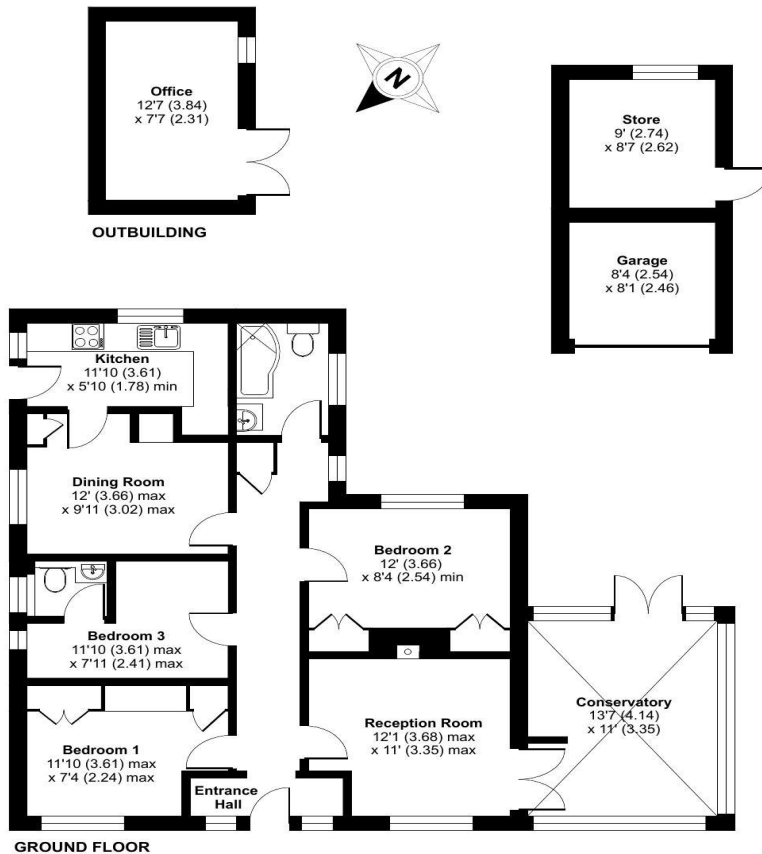




Hampers Lane, Storrington, West Sussex

Hampers Lane, Storrington, Pulborough, RH20

Approximate Area = 993 sq ft / 92.2 sq m
 Garage = 69 sq ft / 6.4 sq m
 Outbuildings = 171 sq ft / 15.8 sq m
 Total = 1233 sq ft / 114.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lundy-Lester Ltd. REF: 1028855



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

