



## 25 Dean Way, Storrington

A well presented family home with south facing garden close to village centre.



- ▶ **Sitting room**
- ▶ **Dining room with French doors to patio**
- ▶ **Kitchen with access to garden**
- ▶ **Ground floor cloakroom**
- ▶ **Principal bedroom with fitted wardrobes and en-suite**
- ▶ **Three further bedrooms**
- ▶ **Double garage**
- ▶ **Driveway parking**
- ▶ **South facing rear garden**
- ▶ **Walking distance of village centre**

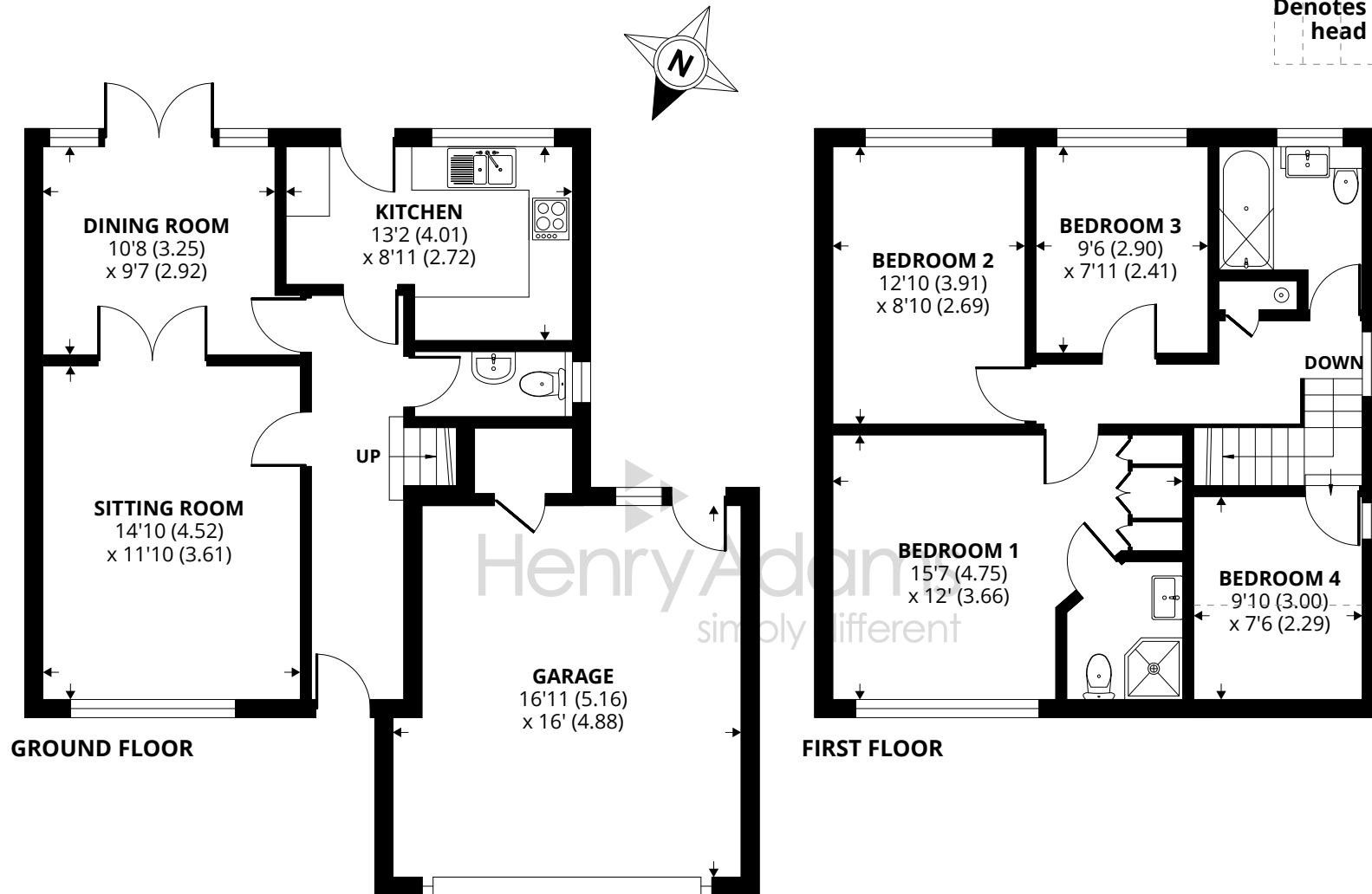
25 Dean Way is a well presented family home situated in a sought after location within close proximity of the village centre, village primary school and all that Storrington has to offer. On entering the property there is the entrance hall with a ground floor cloak room and doors leading to the sitting room, dining room and kitchen. The sitting room is at the front of the house and has double glass doors leading to the dining room which also has French doors to the garden. The kitchen is fitted with a range of high and low level cupboards, a gas hob and double oven, there is space for washing machine or dish washer, fridge and freezer, there is also the benefit of a door to the garden.

On the first floor there are four bedrooms, bedroom one having a range of fitted wardrobes and an en-suite shower room. There are three further large bedrooms and a family bathroom.

There is a double garage with space at rear for plumbing for washing machine and door with access to garden. The pretty rear garden is south facing with patio area and water feature.



Denotes restricted head height



Approximate Area = 1386 sq ft / 128.7 sq m (includes garage)

Limited Use Area(s) = 33 sq ft / 3.1 sq m

Total = 1419 sq ft / 131.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Storrington village lies in the lea of the South Downs and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis and squash club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24.

## Directions

From the village centre proceed westwards towards Pulborough turning right opposite the duck pond into Spierbridge Road. Continue into Hormare Crescent and follow the road round, the turning for Dean Way will be on the right hand side and the property can be found a short way round on the right hand side.

