



44 Beech Grove, Storrington

A much improved and very well presented end of terraced house with driveway parking



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- ▶ Large sitting room with bay window
- ▶ Open plan kitchen
- ▶ Study
- ▶ Cloakroom
- ▶ Re-fitted bathroom

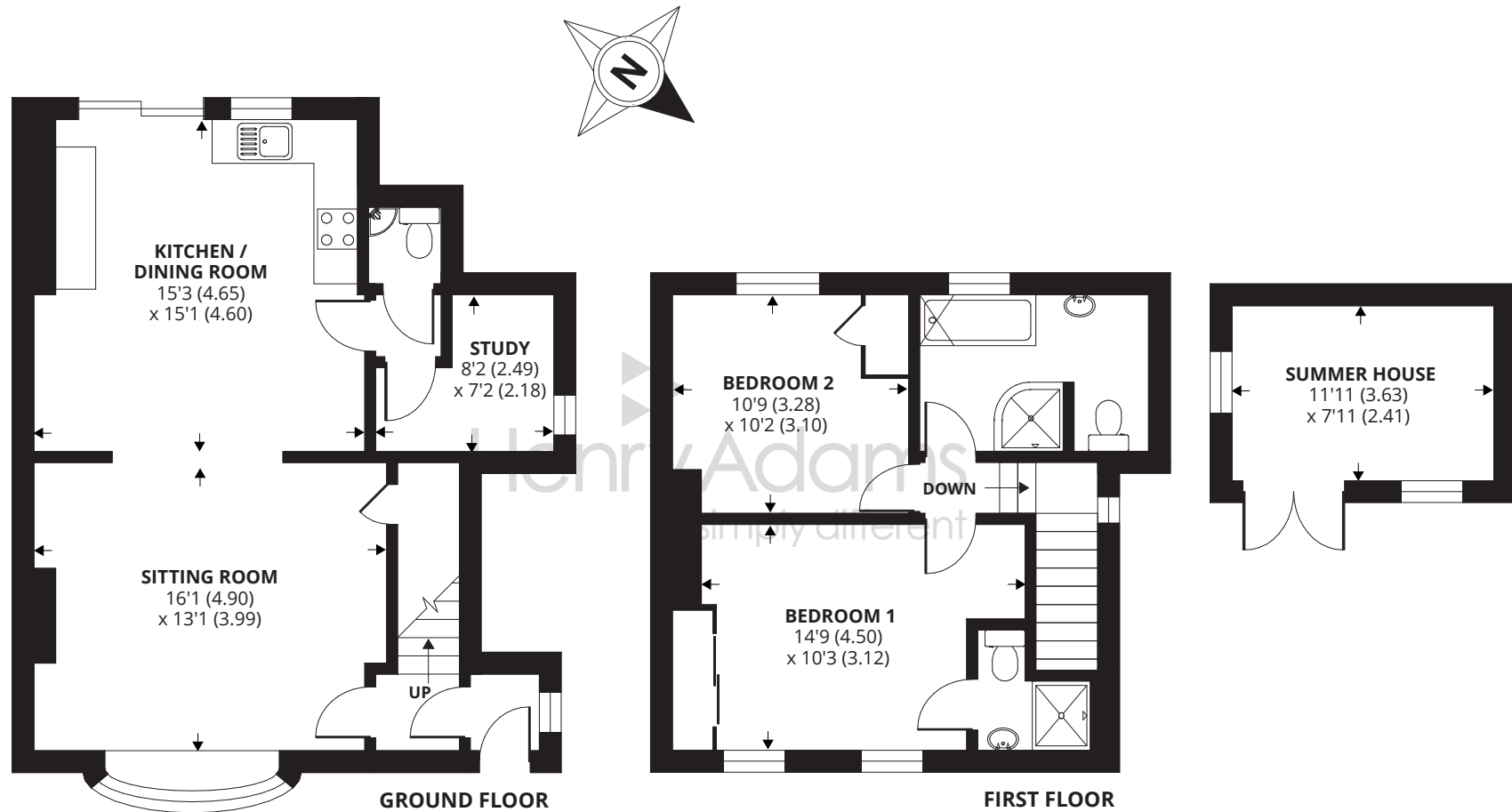
- ▶ Principal bedroom with en-suite shower room
- ▶ South west facing garden
- ▶ Driveway parking
- ▶ Good size rear garden

This property has been lovingly renovated during recent years. On entering through the enclosed porch there is an inner hall leading to the sitting room with bay window to the front, large under stairs storage cupboard, feature fireplace perfect for a wood burner and wood laminate floor which continues to the kitchen. This kitchen / dining room is fitted with a range of gloss units and space for appliances, sliding patio doors open on to the garden and newly laid patio. The ground floor is completed with a useful small study and cloakroom.

To the first floor there are two double bedrooms, the principal having an en-suite shower and the second bedroom being served by the family bathroom.

Outside there is a lovely terraced area and the artificial grass is laid for ease of maintenance and making this a property one you can just move into and enjoy.





APPROX. GROSS INTERNAL FLOOR AREA 1009 SQ FT 93.7 SQ METRES (EXCLUDES SUMMER HOUSE)

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Location

Storrington village lies in the lea of the South Downs National Park 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.

The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

