



Guide Price £360,000 Freehold

A semi-detached home in close proximity to amenities and within walking distance of village.



- ▶ **Sitting / dining room with access to garden**
- ▶ **Kitchen**
- ▶ **Ground floor cloakroom**
- ▶ **Two double bedrooms one with fitted wardrobes**
- ▶ **Third bedroom or study**
- ▶ **Family bathroom**
- ▶ **Garage and driveway parking**
- ▶ **Enclosed south facing garden with terrace**

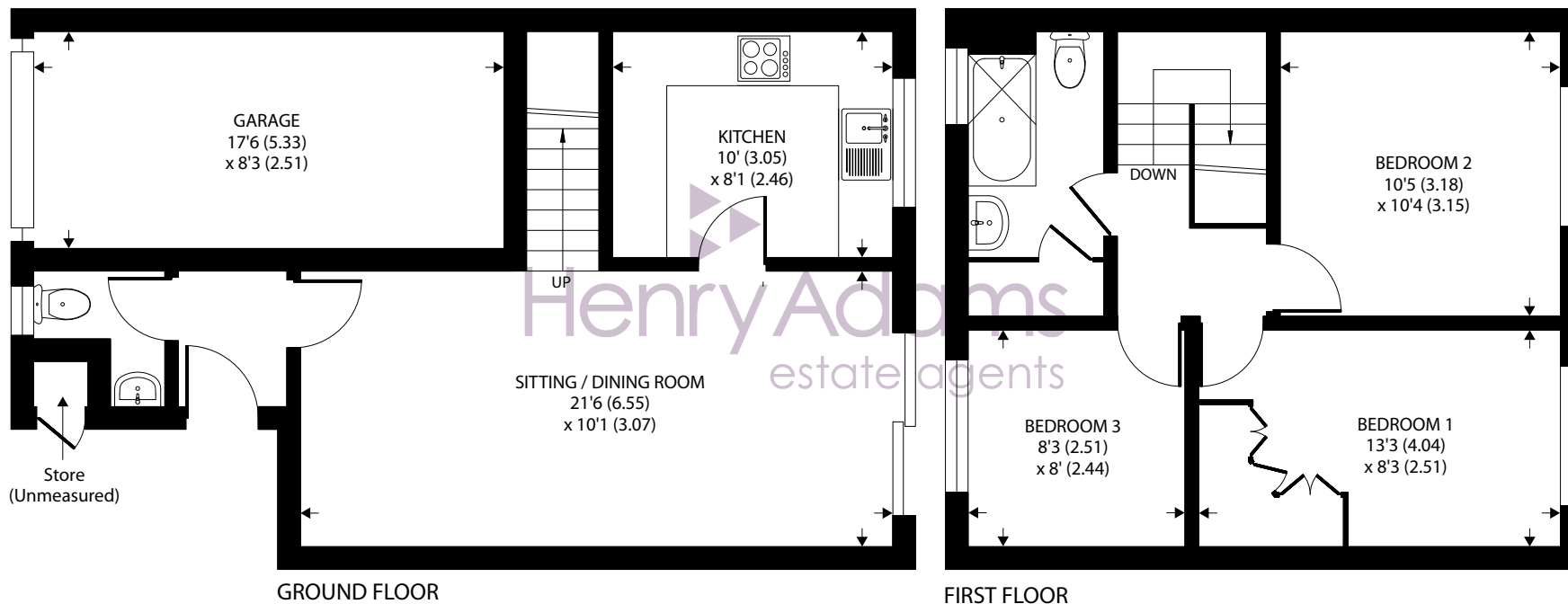
We are delighted to present this well maintained and spacious 3-bedroom semi-detached house, located in a sought-after residential area within close proximity to Thakeham Primary School and Steyning Grammar School Rock Road site.

Upon entering, you will find a comfortable sitting and dining room, complete with a patio door that seamlessly connects the indoor living space with the rear garden. The well-appointed kitchen offers a range of fitted cupboards, providing ample storage and workspace. Additionally, the ground floor benefits from a convenient cloakroom. Ascending to the first floor, you will discover three generous bedrooms. The main bedroom offers ample space for a double bed, while the second bedroom boasts a range of fitted wardrobes. Completing the layout is a single bedroom, ideal for a study or a nursery. A well-appointed family bathroom services all three bedrooms, providing a modern and functional space.

Externally, the property features a delightful patio terrace, perfect for al fresco dining, whilst a retractable awning provides shade during sunny afternoons. The south-west facing garden is beautifully landscaped and offers a haven for relaxation, creating a tranquil escape from the hustle and bustle of every-day life.

Completing this property is a single garage and driveway parking, providing ample space for multiple vehicles. Conveniently located within close proximity to local amenities and excellent transport links.





Approximate Area = 798 sq ft / 74.1 sq m (excludes store)

Garage = 139 sq ft / 12.9 sq m

Total = 937 sq ft / 87 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 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 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.

