



£649,950

Garden Close, Storrington, West Sussex

**kw** **MARTIN**  
**LUNDY-LESTER**





## Garden Close, Storrington, West Sussex, RH20 4PL

Offered chain free, this three bedroom detached bungalow is tucked away at the end of a small cul-de-sac, only a few minutes walk from Storrington's bustling village centre. Neutrally decorated throughout, the property has been modernised and improved by the current owner, with a refitted kitchen, replacement windows and flooring. The boiler has been replaced in order to aid energy efficiency and the accommodation feels warm and welcoming.

The triple aspect breakfast kitchen gives access to the terraced side and rear gardens, which include a number of patio seating areas, raised beds and shrub borders. The lounge / dining room offers almost panoramic views from its two large windows, with far reaching views over rooftops towards the South Downs. All three bedrooms are good sizes, two have built in storage, whilst the principle bedroom also has a lovely ensuite shower room. The family bathroom is clean and tidy and offers scope for further modernisation. Along with driveway parking for several vehicles, there is an integral garage with remote control door. A store room behind the garage offers additional useful storage for garden furniture, tools and so on.



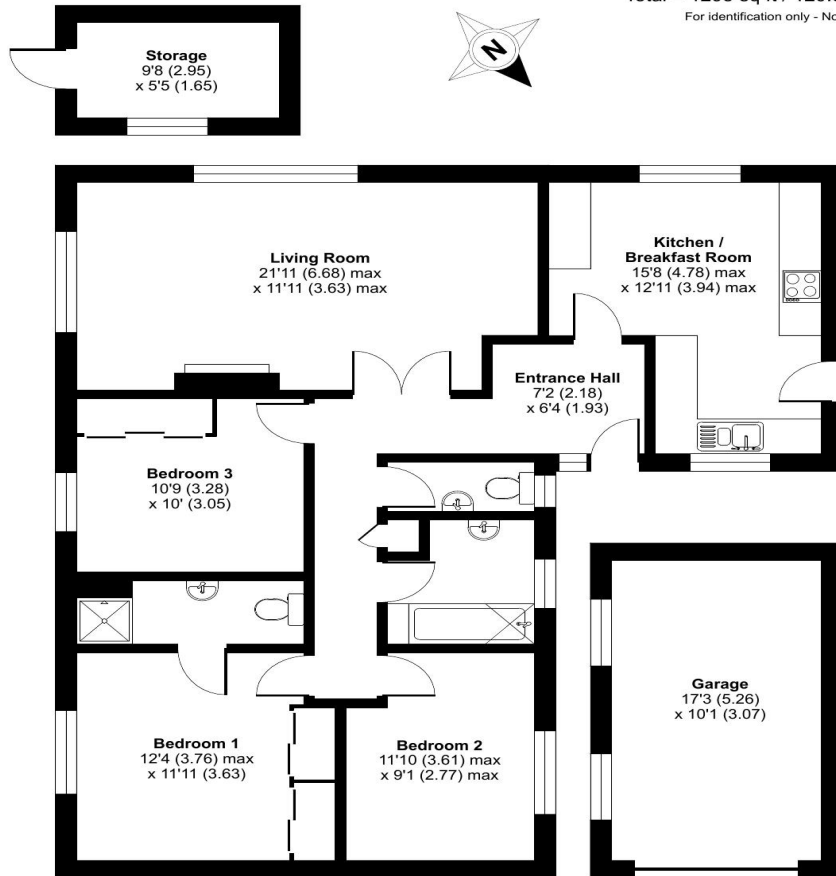
It's a very pleasant ten minute stroll into the village, which has a selection of shops, pubs, cafes, takeaways and restaurants, as well as a Waitrose supermarket, doctors, dentists and a library. Wonderful walks are to be found close by, with all local amenities within easy reach.





## Garden Close, RH20

Approximate Area = 1069 sq ft / 99.3 sq m  
 Garage = 173 sq ft / 16.1 sq m  
 Outbuilding = 53 sq ft / 4.9 sq m  
 Total = 1295 sq ft / 120.3 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1110926



## 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) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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.