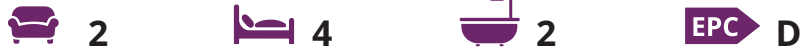






## Guide Price £625,000 Freehold

A detached family home close to the village and all amenities on offer.



- ▶ **Sitting room with gas fire**
- ▶ **Kitchen / dining room with access to rear garden and terrace**
- ▶ **Ground floor cloakroom**
- ▶ **Main bedroom with en-suite and fitted wardrobes**
- ▶ **Three further bedrooms**
- ▶ **Family bathroom**
- ▶ **Garage and driveway parking**
- ▶ **Rear garden with decked area and patio terrace**
- ▶ **A variety of plants and shrubs including apple and olive tree**

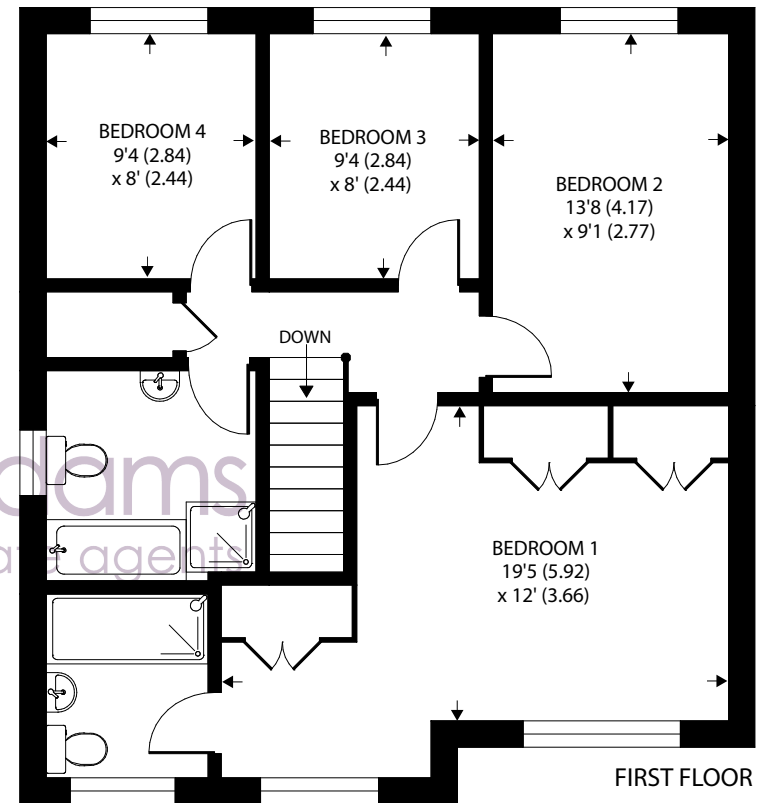
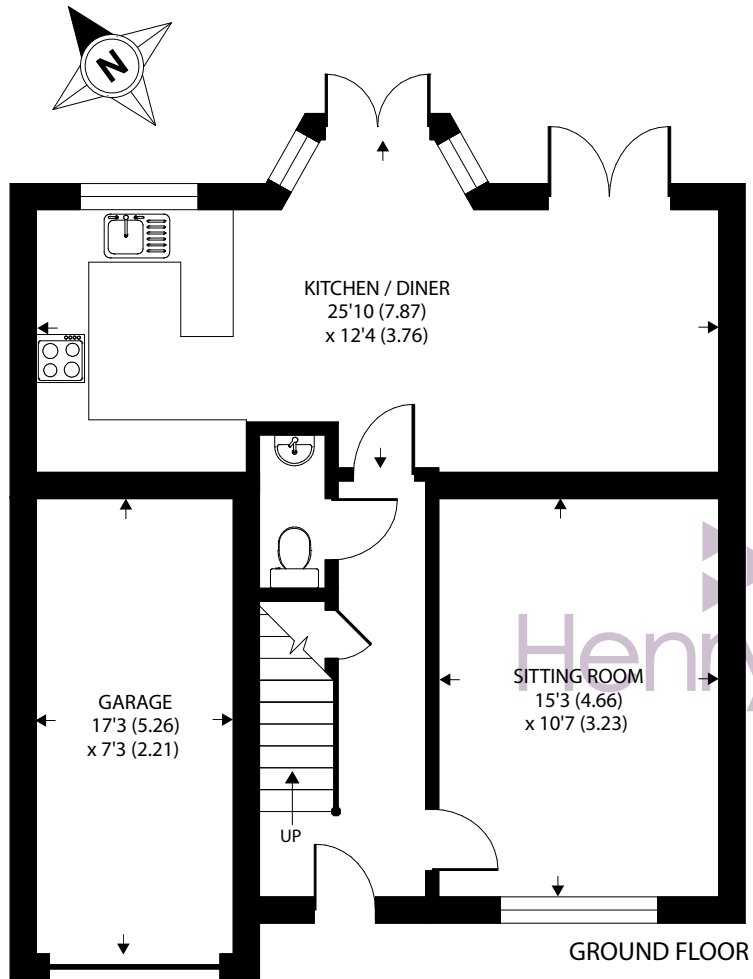
Nestled within a sought-after location close to village amenities, this 4-bedroom detached family home offers spacious and contemporary living spaces throughout, making it the ideal property for those seeking a tranquil yet convenient lifestyle.

Upon entering the property, you are greeted by a welcoming entrance hall leading to the sitting room, featuring a cosy gas fire - perfect for relaxing evenings with family and friends. The heart of the home lies within the modern kitchen/dining room, boasting a range of integrated appliances including a fridge/freezer, dishwasher, oven, induction hob, microwave, and washing machine. The dining area provides convenient access to the rear garden and terrace, offering a seamless transition for indoor/outdoor entertaining.

Continuing on the ground floor, a convenient cloakroom adds to the practicality of the home. Ascending to the first floor, the main bedroom impresses with an en-suite shower room and fitted wardrobes, providing a private sanctuary for relaxation. Three additional bedrooms offer flexibility for various needs, whether it be a home office, guest room, or play area for children. A contemporary family bathroom completes the upper level, ensuring convenience for all residents.

Externally, the property boasts a garage and driveway parking, catering to modern living requirements. The rear garden presents a serene oasis, featuring a decked area, patio terrace, and an array of plants and shrubs, including an apple and olive tree, providing a tranquil space to unwind and enjoy the outdoors.





Approximate Area = 1270 sq ft / 118 sq m

Garage = 130 sq ft / 12 sq m

Total = 1400 sq ft / 130 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.

