





## Guide Price £495,000 Freehold

A well presented three bedroom semi-detached home within close proximity to the High Street and village amenities.



- ▶ Entrance hall with understairs cupboard and cloakroom off
- ▶ Sitting room with gas fireplace opening to dining room
- ▶ Modern kitchen with gas hob, double oven and space for fridge
- ▶ Three bedrooms
- ▶ Re-fitted bathroom
- ▶ Two loft rooms both with velux windows
- ▶ Driveway parking for several vehicles
- ▶ Generous garden with brick built storage room and summer house
- ▶ No forward chain

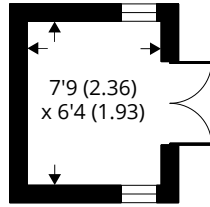
Occupying a prime location within easy reach of the High Street and a plethora of village amenities, this well-presented three-bedroom semi-detached house offers a rare opportunity to acquire a charming family home with the added advantage of no forward chain.

Upon entering the property, you are welcomed by a spacious entrance hall, complete with an understairs cupboard and a convenient cloakroom adjacent. Moving through, the sitting room features a gas fireplace and seamlessly flows into the dining room, providing a perfect space for comfortable living and entertaining.

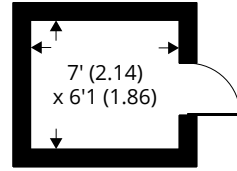
The modern kitchen is sleek and functional, boasting a gas hob, double oven, and ample space for a fridge freezer. Upstairs, the main bedroom has a fitted cupboard, while two additional bedrooms offer both comfort and practicality, including one with a cupboard for extra storage. The re-fitted bathroom is stylishly appointed, offering a tranquil retreat for relaxation.

A unique feature of this property is the two loft rooms, each illuminated by velux windows, providing versatile spaces for a home office, play area, or additional bedrooms as desired. Outside, the property benefits from driveway parking for several vehicles, ensuring convenience for multiple cars.





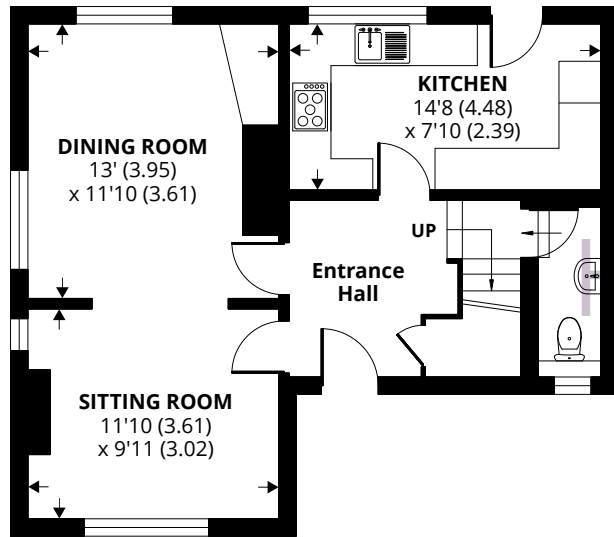
**OUTBUILDING 1**



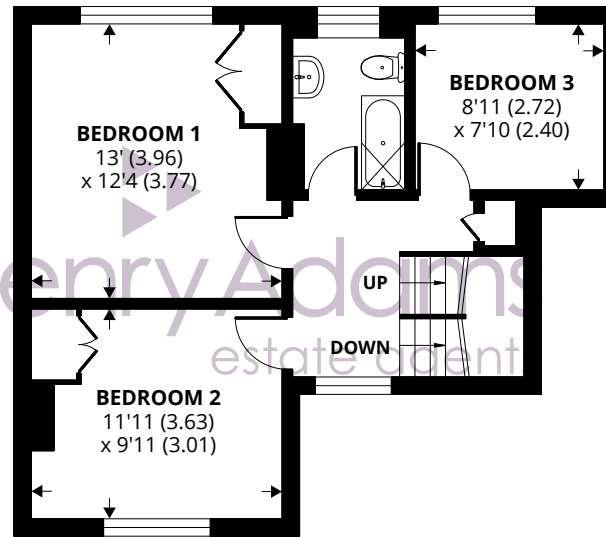
**OUTBUILDING 2**



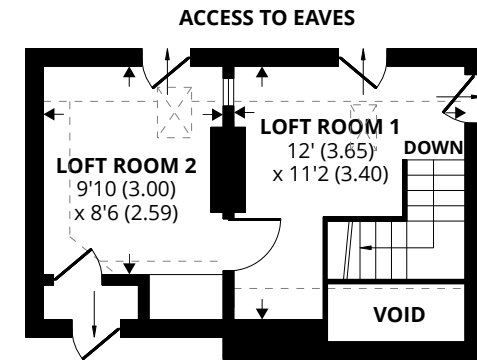
Denotes restricted head height



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Approximate Area = 1179 sq ft / 109.5 sq m (exclude void)

Limited Use Area(s) = 74 sq ft / 6.8 sq m

Outbuilding = 92 sq ft / 8.5 sq m

Total = 1345 sq ft / 124.8 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.



The generous garden is a true highlight, offering a serene outdoor retreat with ample space for outdoor activities and al fresco dining. Completing the outdoor space are a brick built storage room and a summer house, providing additional storage and leisure options for the discerning homeowner.

In summary, this semi-detached property presents a wonderful opportunity for those seeking a comfortable and well-located home within a vibrant community. With its versatile living spaces, modern amenities, and charming outdoor area, this property is sure to appeal to a variety of buyers looking to establish roots in a sought-after residential setting. Viewing is highly recommended to fully appreciate the unique features and lifestyle opportunities offered by this delightful home.

### 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 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.

