



Price Range £575,000 - £595,000

Denshire Drive, Storrington, West Sussex

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





## Denshire Drive, Storrington, West Sussex, RH20 4PX

Chain free, this three-bedroom detached bungalow offers flexible, well-proportioned space on one level and is only about ten minutes walk from Storrington's bustling village centre. All local amenities are within easy reach, including a range of shops, cafes, pubs and restaurants, plus a Waitrose supermarket, doctors, dentists, a well stocked library and an active village hall. Wonderful walks will be found close by, including into the beautiful South Downs National Park.

The welcoming entrance porch leads to a hallway with coats cupboard. The large living / dining room looks out across the rear garden and opens onto a modern breakfast kitchen with integrated appliances. All three bedrooms feature built in storage and the third bedroom would alternatively make a really good study / home office, with a door leading to the side courtyard area.

There is a useful utility room, plus a shower room and separate cloakroom / wc. A long driveway provides parking for a number of cars in front of the single garage.



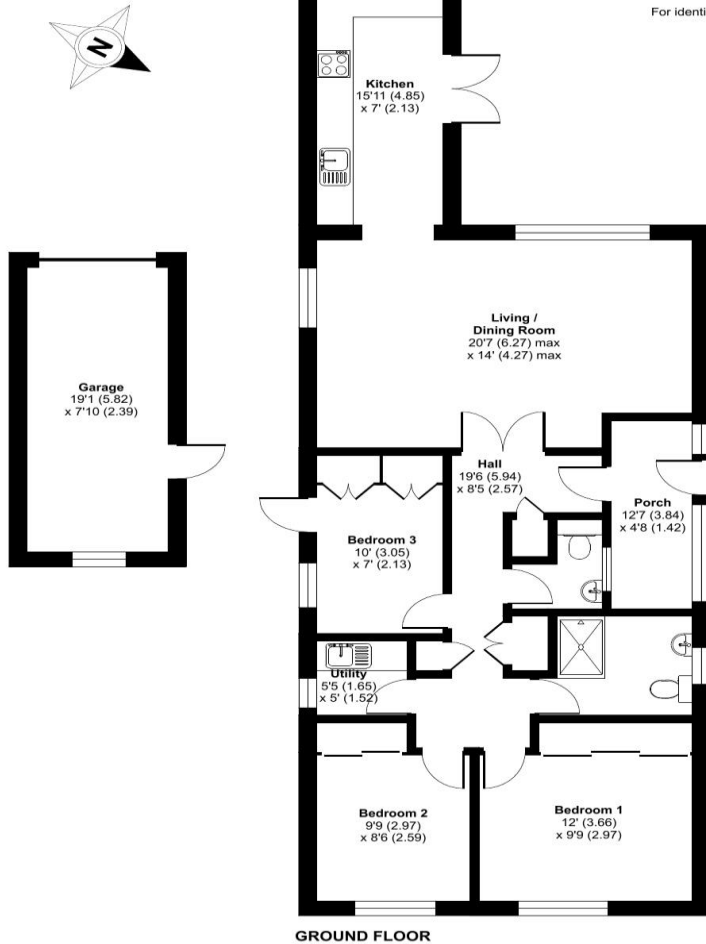




## Denshire Drive, RH20

Approximate Area = 1046 sq ft / 97.2 sq m  
 Approximate Area = 150 sq ft / 13.9 sq m  
 Total = 1196 sq ft / 111.1 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). © nchecon 2024. Produced for Lundy-Lester Ltd. REF: 1227906



## 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>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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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### DISCLAIMER

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.