



Guide Price £800,000 Freehold

A lovely detached home in elevated position with views to the South Downs, ample parking and double garage in plot circa third of an acre



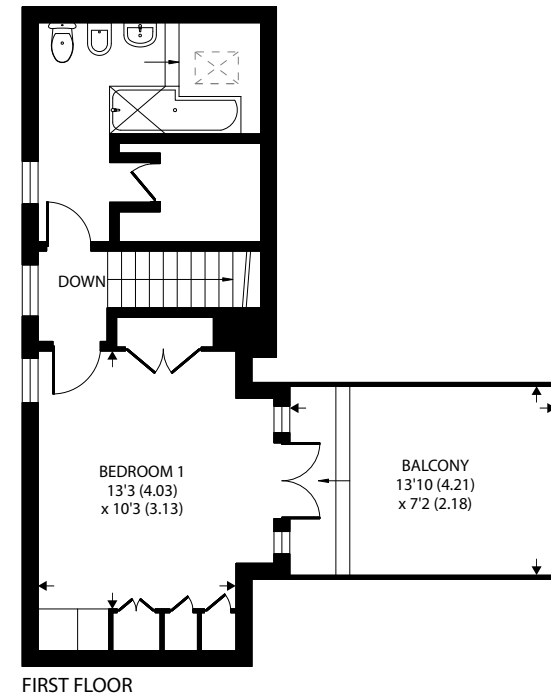
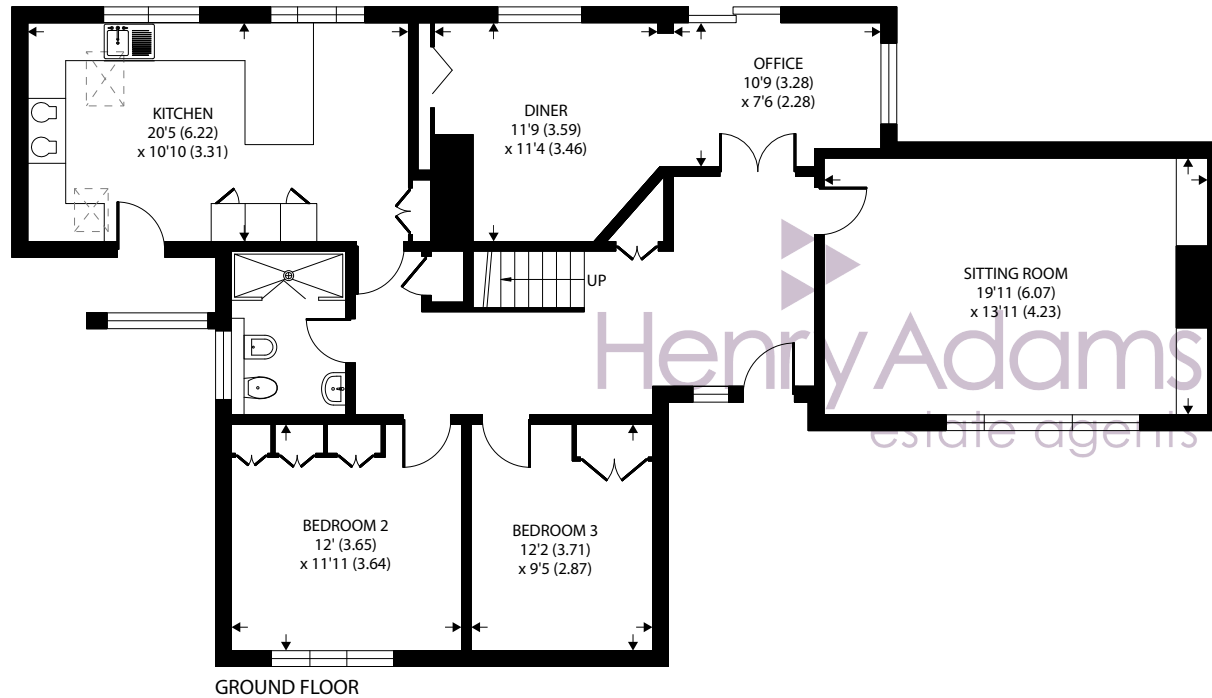
- ▶ **Sitting room with wood burner and picture window to front**
- ▶ **Dining room with study area**
- ▶ **Modern vaulted kitchen with Aga and range of fitted appliances**
- ▶ **Two ground floor double bedrooms and shower room**
- ▶ **First floor main bedroom with balcony and fitted wardrobes**
- ▶ **Main bathroom with shower over bath**
- ▶ **Access to own private twitten for easy walking access into the village**
- ▶ **Owned solar panels**

Nestled in an elevated position with lovely views of the South Downs, this exceptional 3-bedroom detached house offers a tranquil retreat for those seeking a perfect blend of countryside living and modern comfort. Set on a plot measuring approximately a third of an acre, this lovely home boasts ample parking space and a double garage.

Upon entering, you are greeted by a spacious entrance hall leading to a well-appointed sitting room featuring a cosy wood burner and a picturesque picture window that offers stunning views of the surroundings. The property also includes a dining room with a study area, a modern vaulted kitchen equipped with an induction hob, Aga, a range of fitted units, and appliances. The ground floor comprises two generously sized double bedrooms and a convenient shower room, while the first floor houses the main bedroom complete with a balcony and fitted wardrobes, as well as a main bathroom with a shower over the bath. Additional highlights of this property include owned solar panels, and exclusive access to a private twitten providing easy walking access into the village.

Outside, the property offers an idyllic oasis with an expansive outdoor space that is perfect for entertaining or simply unwinding in the fresh air. The well-maintained grounds feature lush greenery and mature trees, creating a serene and private environment. The property is offered with the advantage of no forward chain.





Approximate Area = 1658 sq ft / 154 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 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.

