



16 Greenfield Way, Storrington - RH20 4PY

Guide Price £485,000

16 Greenfield Way, Storrington

- Detached bungalow close to the village centre delightful landscaped gardens
- Large sitting room / dining room with electric fire
- Conservatory opening onto rear garden
- Galley style kitchen with appliances
- Two double bedrooms at the front of the property: main bedroom has double built-in wardrobe
- Bedroom 3 / study with storage cupboards
- Detached single garage and driveway parking
- South facing rear garden with raised patio and woodland outlook
- No forward chain

Located near the heart of the village centre, this well presented three-bedroom bungalow is situated towards the end of a cul de sac. This low maintenance property is offered to the market in very good decorative order and would provide a lovely home in a location only a short distance from the village shops.

Upon entering, there is a useful porch and the entrance hall leads to the large sitting room with ample space for a dining table. The adjoining conservatory seamlessly connects indoor and outdoor living, taking full advantage of the southerly aspect. The practical galley style kitchen offers washing machine and fridge freezer space and cupboards to one end, whilst the other end houses the sink, hob, oven and dishwasher with further storage cupboards.

The property benefits from a shower room with underfloor heating and a walk-in shower cubicle. An additional cloakroom has a second toilet, basin and storage cupboard. Two double bedrooms are located at the front of the property, with the main bedroom boasting a large built-in wardrobe. An additional bedroom, versatile as a study, comes with further built-in storage.

The bungalow has very attractive landscaped gardens to both the front and rear with the front garden having divided beds and gravel pathways alongside a 75-foot driveway leading to the detached single garage. The south facing rear garden has been landscaped to provide a lovely raised patio leading from the conservatory with a lower section of garden beyond offering a shaded spot to sit under the trees as well as a good level of privacy. Backing onto The Glade, a two-acre area of protected woodland, gives this bungalow a delightful natural backdrop. This property is offered with no forward chain, streamlining the purchasing process for prospective buyers.

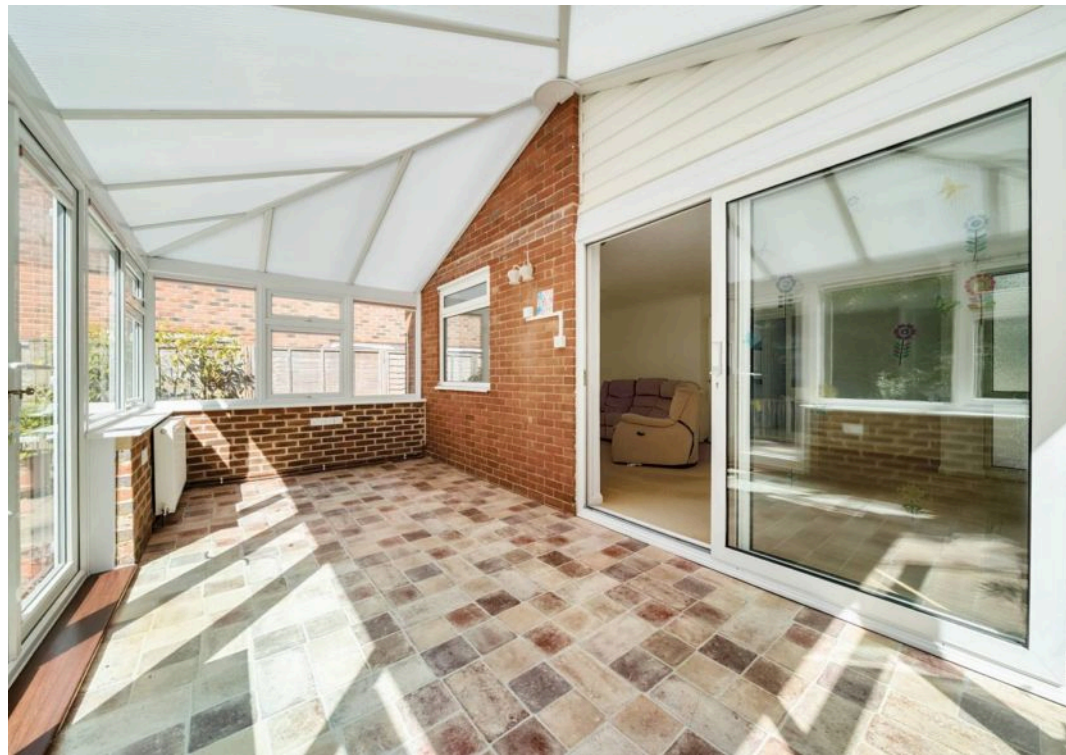
Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and 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.

Council Tax band: E

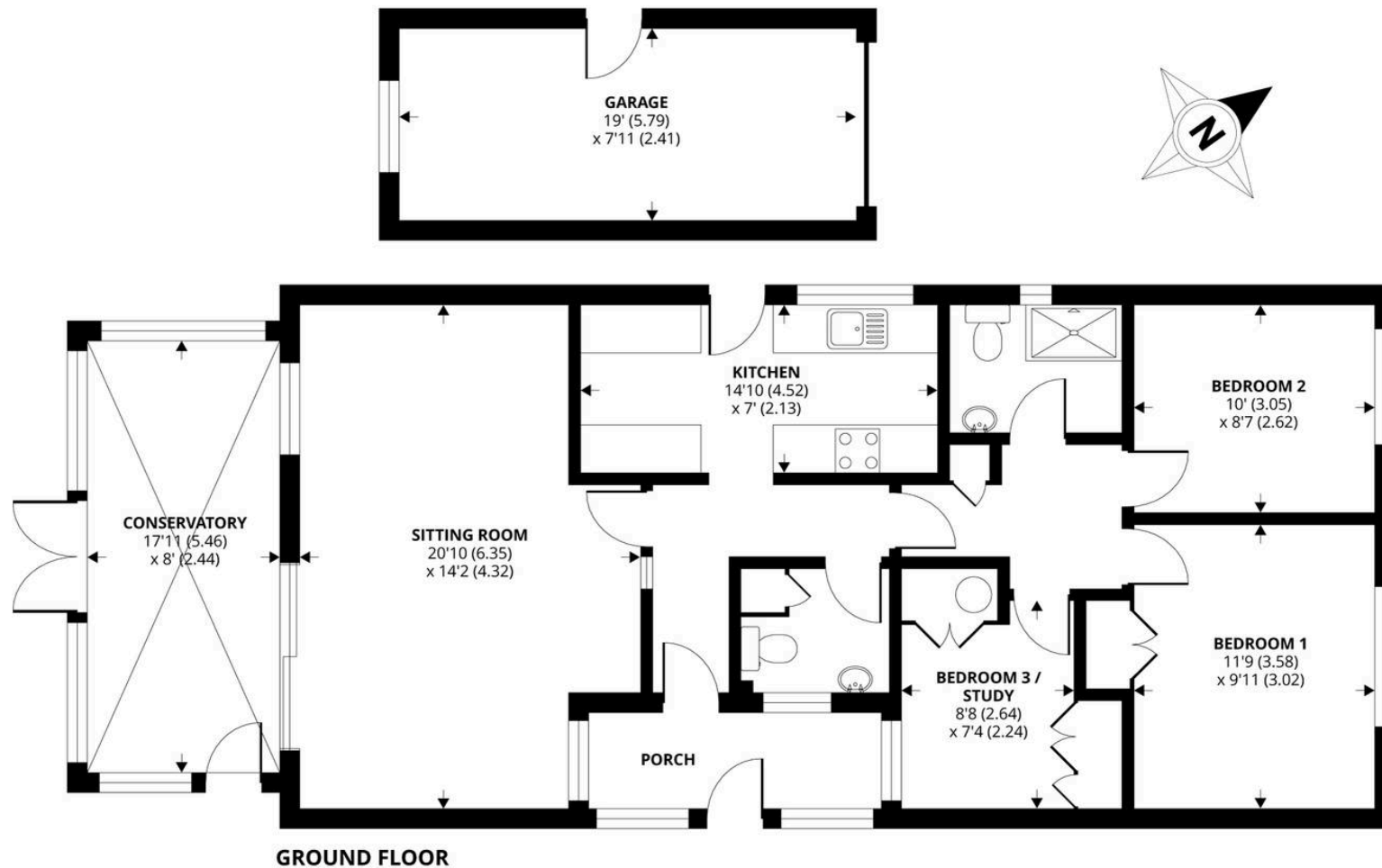
Tenure: Freehold

EPC Energy Efficiency Rating: C









16 Greenfield Way, Storrington

APPROX. GROSS INTERNAL FLOOR AREA 1249 SQ FT 116 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Henry Adams REF : 215250

Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535 • storrington@henryadams.co.uk • www.henryadams.co.uk/

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