



3, Fox Dell, Storrington, West Sussex RH20 4JY



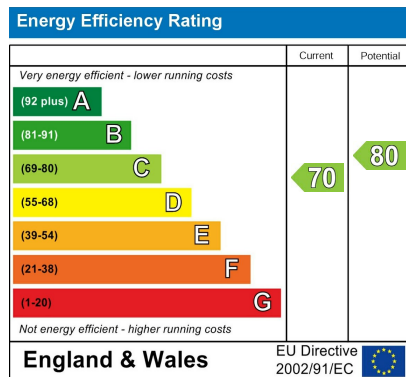


# 3, Fox Dell, Storrington, West Sussex RH20 4JY

Price Range £725,000 Freehold



- FOUR BEDROOM DETACHED PROPERTY
- QUIET CUL-DE-SAC LOCATION
- THREE RECEPTION ROOMS
- GARAGE AND OFF ROAD PARKING
- CLOSE TO TOWN
- SOUTH FACING REAR GARDEN



## DIRECTIONS

What3words///tutorial.lemmings.divisions

## THE PROPERTY

Set in a quiet popular cul-de-sac conveniently located on the edge of town, this is a much sought after location. The property is entered via a storm porch leading through to the spacious sitting room with bay window to front and feature fireplace housing a wood burning stove. From here an archway leads through to the separate dining area with double sliding doors leading out onto the rear garden. To the left of the dining area and door leads through to the modern fitted kitchen/breakfast room with matching base and wall mounted units, solid wood worktops, range cooker with extra fan above, windows overlooking the rear garden and space for kitchen table and chairs. To the rear of the kitchen a door leads through to separate lobby with door to rear garden and door to integral garage and access to ground floor WC. A good-sized family room to the left of the entrance porch completes the ground floor accommodation.

To the first floor, there are four bedrooms with en-suite facilities to the principal bedroom along with a fitted family bathroom to service the remaining bedrooms.

## OUTSIDE

The property is accessed via good sized gravel driveway with access to the integral double garage with light and power and roller garage door and personal door to rear leading into the property.

To the rear of the property there is a well maintained landscaped south facing garden mainly laid to lawn with established well screened borders and flower beds and raised decked sun terrace. There is side access with space for log and tool storage as well as outside tap and power points.



To arrange a viewing call us on 01903 742354 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)



## SITUATION

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

## SPORTING AND RECREATION

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

## COUNCIL TAX

Council Tax Band F. Please contact Horsham District Council on 01403 215100

## SERVICES

All mains services are connected.

According to Ofcom for this address Ultrafast broadband is available.

Highest download speed is 1000 Mbps.

## IN THE KNOW

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

## VIEWING

Strictly by appointment through GL & Co. Telephone: 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)





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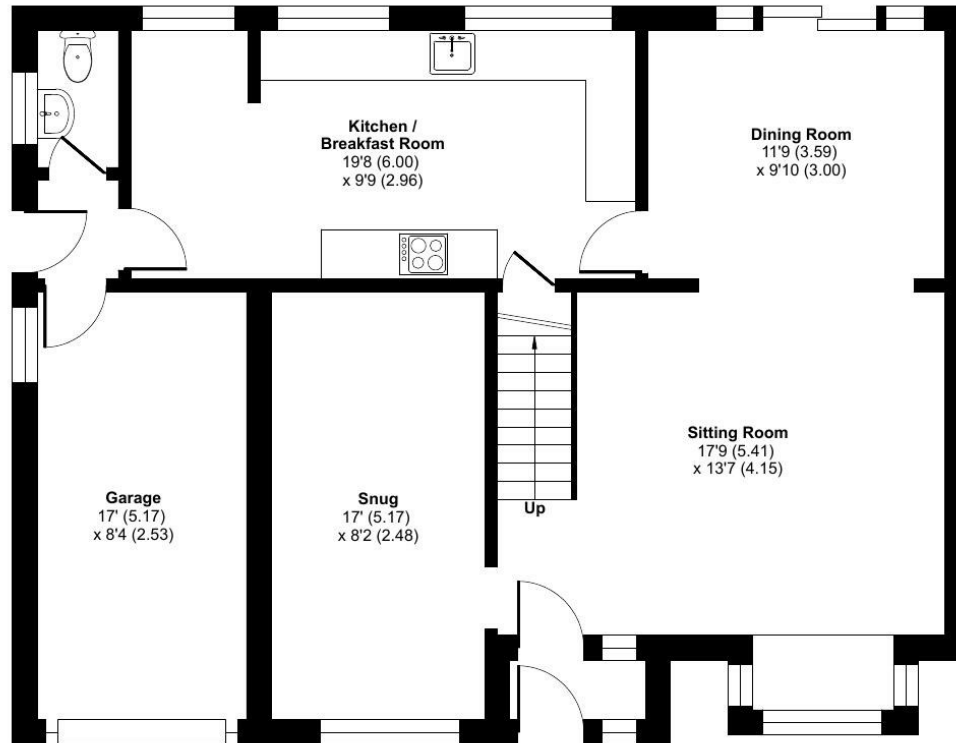
# Fox Dell, Storrington, Pulborough, RH20

Approximate Area = 1453 sq ft / 134.9 sq m

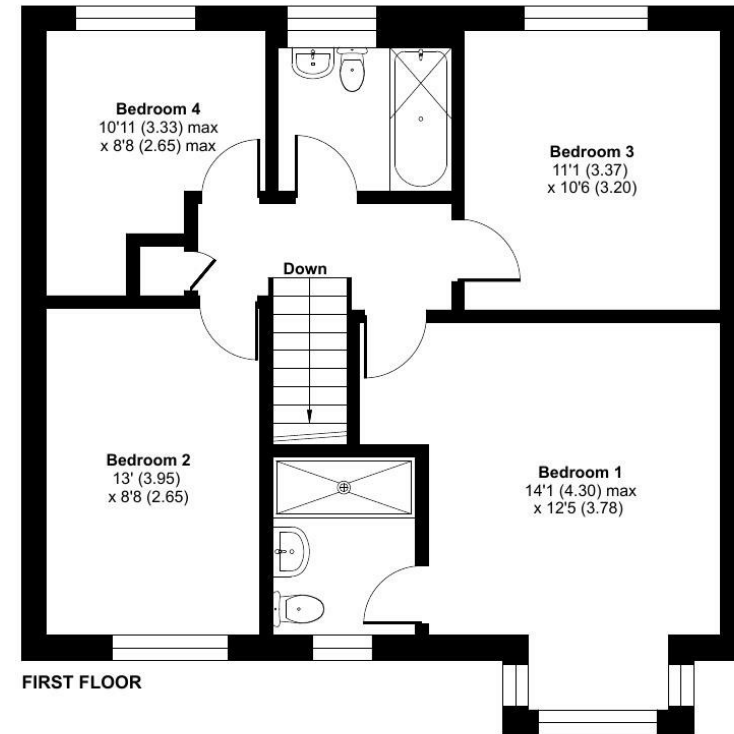
Garage = 141 sq ft / 13 sq m

Total = 1594 sq ft / 147.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchemcom 2026. Produced for GL&CO Estate Agents. REF: 1478041

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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