10, Manor Close, Storrington, West Sussex RH20 4LF

GL & CO
ESTATE AGENTS

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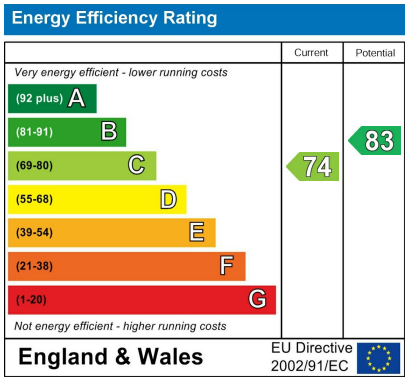
Storrington, West Sussex RH20 4LF

Guide Price £360,000 Freehold

2 3 2 C

- NO ONWARD CHAIN
- REAR COURTYARD GARDEN
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- INTEGRAL GARAGE
- SOUTH DOWNS NATIONAL PARK NEARBY



DIRECTIONS

What3words///handyman.feasted.hospitals

THE PROPERTY

A well presented and deceptively spacious three bedroom townhouse, ideally positioned within a small and tucked away close, conveniently located within easy reach of Storrington village centre and its excellent range of local amenities.

Arranged over three floors, the accommodation offers both versatility and well balanced living space throughout. The ground floor features a generous dining area with attractive wooden block flooring, creating a warm and welcoming reception area, whilst the kitchen/breakfast room is fitted with a range of two-tone shaker style units, space for freestanding appliances and enjoys direct access to the rear courtyard garden. An internal door also provides convenient access into the integral garage.

To the first floor, the bright and airy west facing sitting room enjoys plenty of natural light and features a Juliet balcony, creating an ideal space for relaxation and entertaining. Also on this floor is the second bedroom, benefitting from distant views towards the South Downs, together with a well appointed shower room accessible from the bedroom and landing.

The second floor continues to impress, comprising a particularly spacious principal bedroom with ample space for freestanding wardrobes, a further bedroom which also enjoys elevated views towards the South Downs, and a modern fitted family shower room.

OUTSIDE

To the front of the property, a brick paved driveway provides off road parking for two vehicles and leads to the integral garage, offering both convenience and additional storage potential.

To the rear, the enclosed courtyard garden has been thoughtfully designed with ease of maintenance in mind, predominantly laid to patio and attractively enhanced by a variety of mature potted plants, creating a pleasant and private outdoor space ideal for relaxing or entertaining.

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 including Costa, 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.

SERVICES

All mains are connected.
According to Ofcom for this address Ultrafast broadband is available.
Highest download speed is 1000 Mbps.

COUNCIL TAX

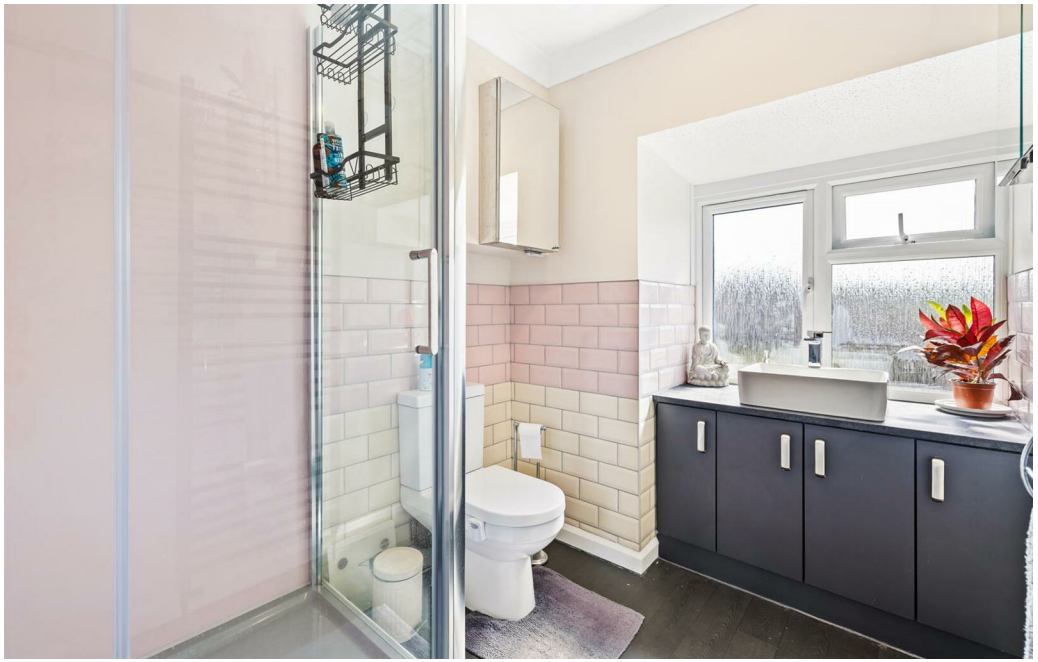
Council Tax Band D. Please contact Horsham District Council on (01403) 215100

VIEWING

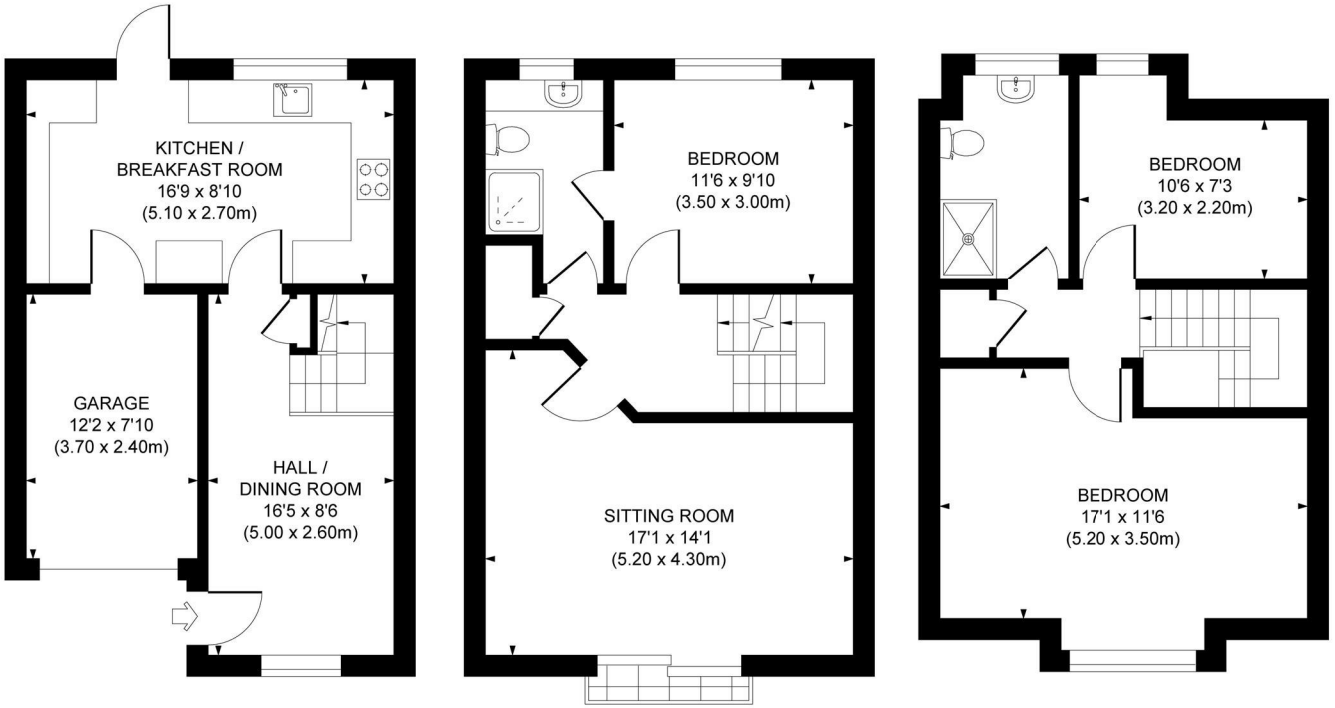
Strictly by appointment through GL & Co. Telephone: 01903 742354 or email enquiries@glproperty.co.uk

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.



Approximate Gross Internal Area
Main House 1,165 sq. ft / 108.27 sq. m
Garage 95 sq. ft / 8.88 sq. m
Total 1,260 sq. ft / 117.15 sq. m



GROUND FLOOR FIRST FLOOR SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Agent note and the vendors/landlords of this property, whose agents they are, give notice that: 1. Our particulars are for guidance only and are intended to give a fair overall summary of the property. 2. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. 3. 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. 4. 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.