



## Manleys Hill, Storrington, West Sussex RH20

ID: 51380

A modern two double bedroom cottage finished to an extremely high standard with parking and located in a central position within walking distance of Storrington centre.

- \* Kitchen/sitting room
- \* Ground floor shower room
- \* Stairs to the first floor
- \* Principal bedroom
- \* Second bedroom with Juliette balcony
- \* Stylish bathroom
- \* Allocated parking
- \* No onward chain
- \* EPC rating B

**Guide Price £300,000 Freehold**

# Manleys Hill, Storrington, West Sussex RH20

## Description

This two double bedroom cottage with underfloor heating throughout is one of just four exclusive properties offering an extremely high quality finish and is offered for sale with no forward chain. The property is located approximately 300 meters from the village amenities, whilst being at the base of Chantry Lane, a road leading to the South Downs and gateway to walks along the South Downs Way.

The modern layout comprises door leading into the open plan kitchen/sitting room featuring integrated appliances with ground floor shower room off. There is plumbing for a washing machine in a large under-stairs cupboard. Stairs lead to the first floor with the principal bedroom to the front of the property and second double bedroom featuring a Juliette balcony. A stylish bathroom concludes the internal accommodation.

## Outside

The cottage has an allocated parking space, and a pathway leads up to the front door with a small terrace area.

An internal inspection is highly recommended to appreciate the quality and convenience this delightful cottage has to offer.

## 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 services are connected.

According to Ofcom for this address Superfast broadband is available. Highest download speed is 80 Mbps

## Council Tax

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

## Directions

From the offices of GL& Co in the High Street, Storrington proceed in an easterly direction continuing straight on at the mini-roundabout onto the A283. Continue up Manleys Hill, passing the turning to Meadowside on the right hand side, and the property can be found shortly afterwards on the right hand side where an area of hard standing provides parking.

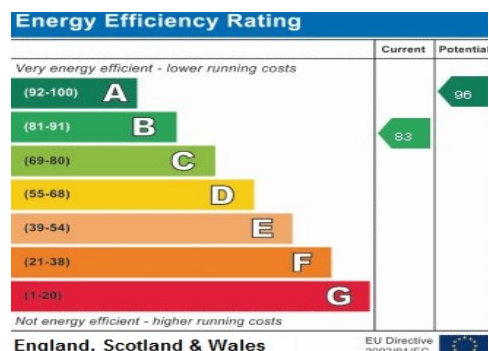
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## In the Know

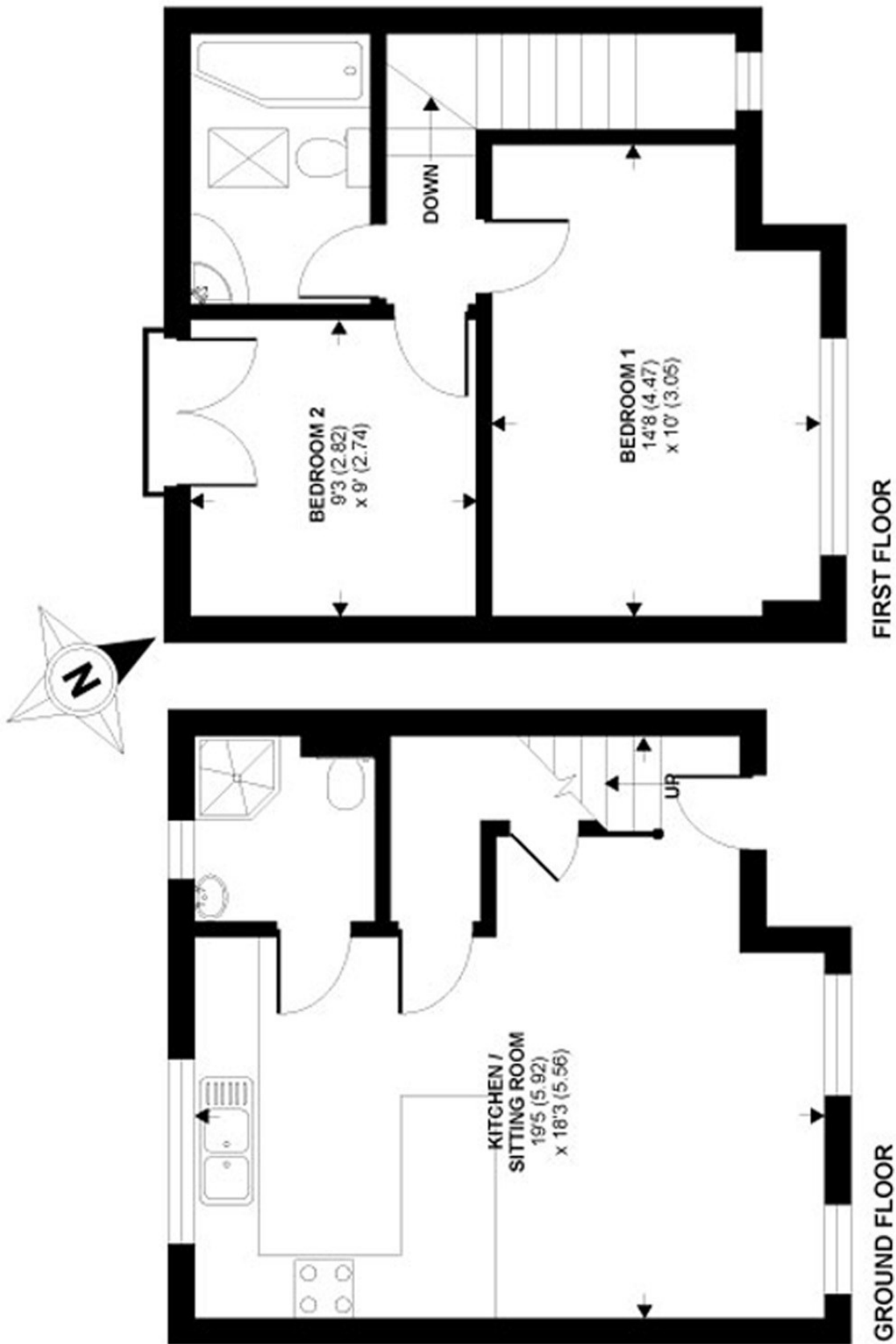
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## Viewing

Viewing strictly by appointment through GL & Co. Please telephone 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)







# Byrons Cottages, Manleys, Storrington, West Sussex

APPROX. GROSS INTERNAL FLOOR AREA 690 SQ FT 64.1 SQ METRES

Storrington office: The Old Stables, 17 High Street, Storrington, West Sussex RH20 4DR  
t: 01903 742354 e: enquiries@glproperty.co.uk

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