



Storrington, West Sussex RH20





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Guide Price £535,000 Freehold

ID: 74955

Storrington 0.9 miles, Worthing 11.2 miles, Horsham 16.3 miles,  
Pulborough 4.7 miles, Chichester 17.5 miles, Gatwick Airport 33.2 miles

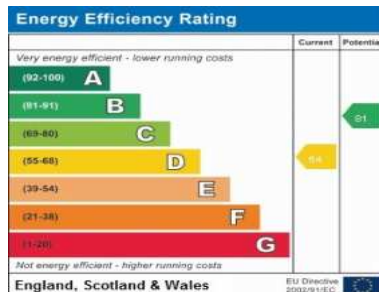


- Less than a mile from Storrington centre
- Local amenities and countryside walks nearby
- Off road parking and integral garage
- Spacious sitting room
- Separate dining room
- Study/bedroom 4
- Secluded south westerly rear garden
- Generous patio area

## Directions

From the offices of GL & Co Estate Agents in the High Street, Storrington proceed in a westerly direction on the A283 to the mini roundabout by the Garage/Tesco Express. Proceed straight over and shortly after at the next mini-roundabout by the village pond, turn right into Spierbridge Road and proceed into Hormare Crescent. Continue ahead and take the third turning right into Dean Way and the property can be found after a short distance on the left hand side.

What3words:///digitally.swan.sheep



## The Property

This attractive three/four bedroom detached home is beautifully positioned in Dean Way on the popular Hormare development, which is close to local amenities and offers some fabulous countryside walks nearby. The property is well presented and benefits from being offered for sale with no forward chain.

The accommodation comprises entrance porch with door into the entrance hall. To the left hand side a door gives access into the generous sitting room with front aspect. From here double doors lead through to the separate dining room, which has a door leading out to the rear garden. To the end of the entrance hall is the kitchen featuring a range of matching wall and base units with space for appliances, breakfast bar to one end, delightful outlook across the rear garden and a door leading onto the patio. There is a ground floor WC with back to wall pan, wash hand basin with vanity storage below and coat cupboard, and an internal door leads to the integral garage.

From the entrance hall stairs lead to the first floor landing and the generous principal bedroom can be found to the front. Bedrooms two and three are both doubles and are towards the rear, with the fourth bedroom currently being used as a study with a side aspect. A family bathroom with tiled flooring, panel enclosed bath with flexible shower attachment above, back to wall pan, and wash hand basin inset with storage below concludes the internal accommodation.

## Outside

To the front of the property an area of hard standing provides off road parking for two vehicles with access to the integral garage featuring an electric up and over door. To the right of the property is a secure gate and the remainder of the front is mainly laid to lawn with attractive flowers and shrubs bordering the property.

Offering a high degree of privacy and seclusion the rear garden has a sunny south westerly aspect enjoying afternoon and evening sun. A generous patio area adjoins the rear of the property with ample space for dining and lounging furniture. The remainder is laid to lawn with raised sleeper beds featuring an attractive array of colourful flowers and shrubs. The enclosed rear garden has fence to both sides and hedging to the rear and has been designed for ease of maintenance.



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## 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, cafes, 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.

## Sports 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 Superfast broadband is available.  
Highest download speed is 57 Mbps.

## Council Tax

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

## 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

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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# Dean Way, Storrington, Pulborough, RH20

Approximate Area = 1133 sq ft / 105.2 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

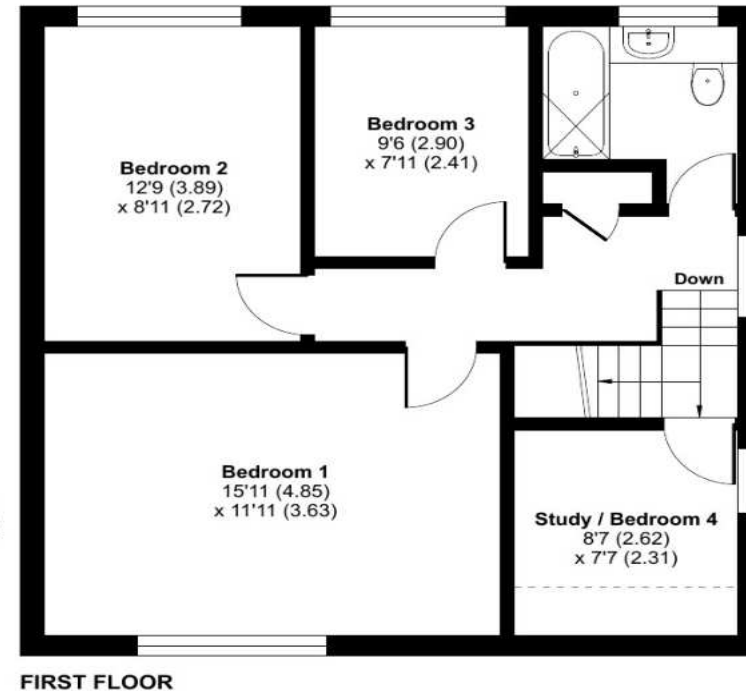
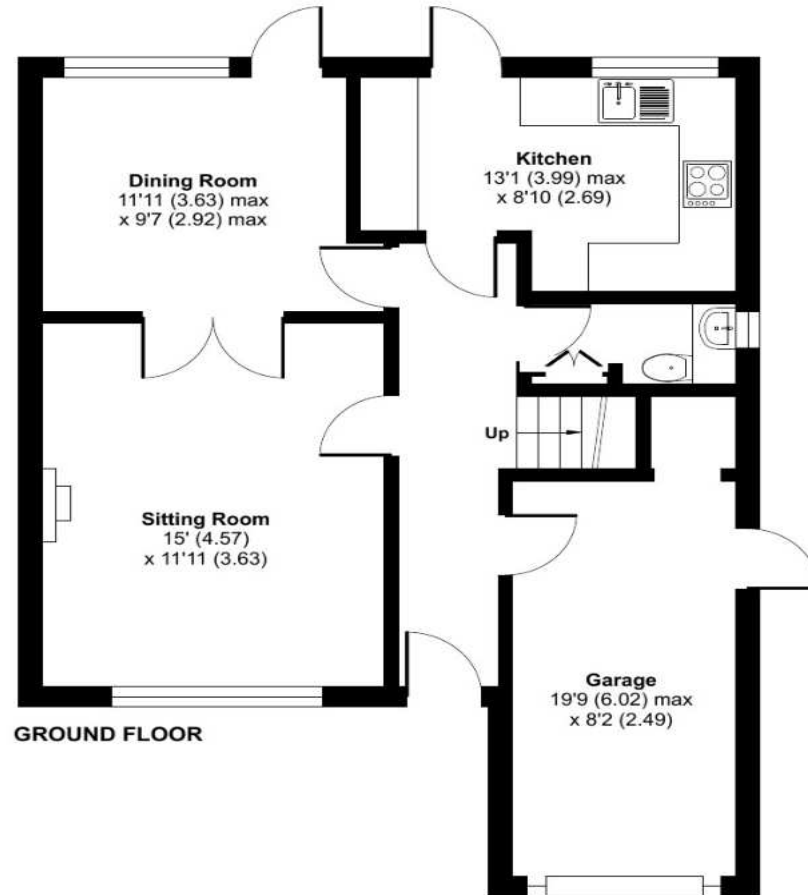
Garage = 128 sq ft / 11.8 sq m

Total = 1277 sq ft / 118.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for GL&CO Estate Agents. REF: 1071282

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.

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