



Storrington, West Sussex RH20





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Guide Price £615,000 Freehold

ID: 73817

Storrington 0.6 miles, Worthing 9.9 miles, Horsham 13.3 miles,  
Pulborough 5.5 miles, Chichester 17.4 miles, Gatwick Airport 32.1 miles

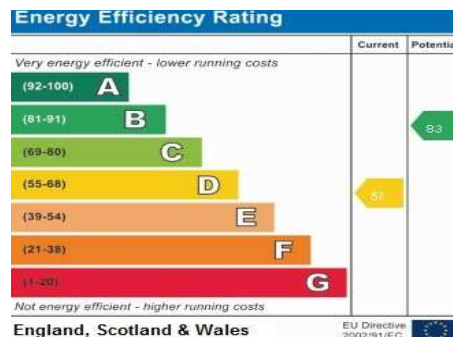


- No forward chain
- Just over half a mile to village centre
- Country walks from doorstep
- No through road
- Sunny aspect to the front and rear
- 4 double bedrooms
- Integral garage
- Ample off road parking
- Generous and secluded rear garden
- Scope for enlargement (STPP)

## Directions

From the offices of GL & Co Estate Agents in the High Street, Storrington turn immediately left into Old Mill Drive. At the 'T' junction at the top of the road turn right and then first left into Wantley Lane and continue into Downsview Avenue. Turn right into Bannister Gardens and the property will be found on the right hand side.

What3words///tint.paths.centres



## The Property

This four double bedroom detached house is beautifully positioned 0.7 miles from the centre of the village with some delightful country walks nearby including access to the South Downs National Park. The property is set within ample grounds including a lawned front garden and rear garden, which is afforded a high degree of privacy and seclusion. The house is offered for sale with no onward chain.

The accommodation comprises a porch/boot room providing access to the main entrance door, leading into the entrance hall with staircase to the first floor. To the right hand side is a spacious triple aspect sitting/dining room. There is a stone fireplace with hearth and patio doors to the rear allowing access into the rear garden. Also accessed via the entrance hall or the dining room to the rear is the double aspect kitchen with pleasant view across the garden, wall and base units as well as space for appliances. A door provides access out to the side. Off the entrance hall is access to the cloakroom and WC with intervening doors. A door to the left of the main hallway provides access to the well appointed integral garage.

Stairs from the entrance hall lead to the first floor landing where there are four generous bedrooms. The principal bedroom is double aspect with view to the front and double doors opening up onto a Juliet balcony. There is a built-in double wardrobe. Bedroom two also has a front aspect, again with built-in double wardrobe and there are two further double bedrooms to the rear, both overlooking the rear garden and a family bathroom with shower above. A linen cupboard/hot press is located adjacent to the bathroom. Continuous hot water is provided by a solar panel mounted on the roof.

## Outside

To the front of the property a driveway provides off road parking for multiple vehicles and leads to the integral garage, which has an up and over door. The majority of garden to the right of the driveway is laid to lawn and to the left is an attractive array of flowers and shrubs. There are further flower and shrub borders by the property. A path leads left and via a secure gate continues into the rear garden.

Offering a high degree of privacy and seclusion the generous rear garden is a lovely feature of this delightful home. A large patio area adjoins the rear and right side of the home with the remainder laid to lawn with well planted borders. A trail of stepping stones leads beyond the formal lawn and through a further section of the garden, which is well planted with trees and shrubs accommodating a garden shed, water butt and log pile. To the boundaries are an array of mature trees, shrubs and flowers and the garden is fence enclosed to all sides.



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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, 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 42 Mbps.

## Council Tax

Band F. 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)

## Agent's Note

With its internal layout, rear and side garden this home offers buyers scope to increase the residential floor space through conversion of the garage, extending to the rear over one or two storeys (STPP) adding to its appeal and still retaining a spacious private rear garden.





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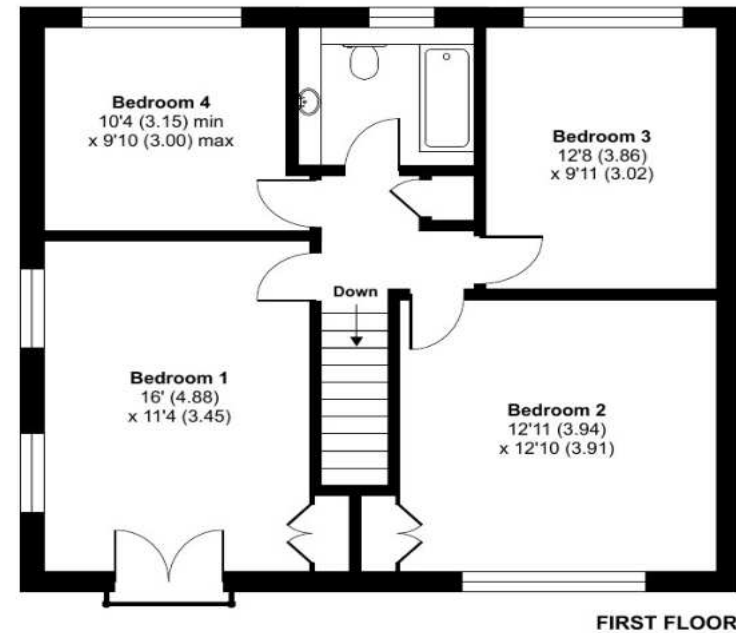
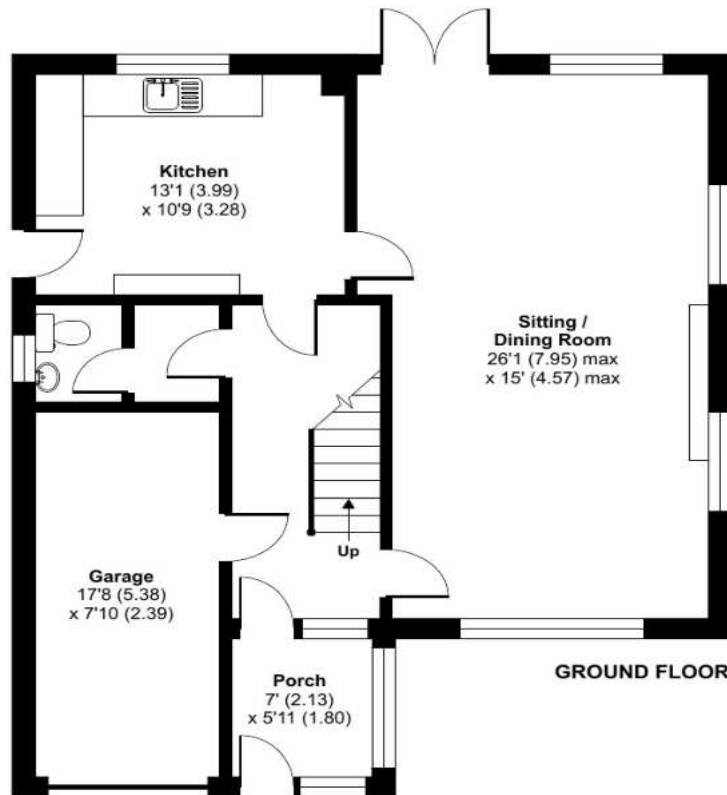
# Bannister Gardens, Storrington, Pulborough, RH20

Approximate Area = 1467 sq ft / 136.3 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1605 sq ft / 149.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for GL&CO Estate Agents. REF: 1037168

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