



**Watermeadow Lane
Storrington, RH20 3GU**

**Offers In Excess Of
£475,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

Watermeadow Lane, Storrington, RH20 3GU



LOCATION

Watermeadow Lane is set in the wonderful scenery of the South Downs National Park. The busy West Sussex village of Storrington has an excellent range of traditional shops for everyday shopping needs. There are restaurants and take-aways, the Waitrose store (John Lewis collection point) & Costa. The village has good community amenities, banks, Post Office & the Public Library all within walking distance. The Glebe Health Centre is nearby in Monastery Lane. The High Street is within a pleasant walk just at the end of Church Street, only 350 yards from the development. The village has C of E, Trinity and RC churches; St Mary's church being close to the development, just on the corner of School Lane & Church Street. Leisure activities include golf, various local clubs & societies and the Chanctonbury Leisure/Fitness Centre (swimming at Steyning). Top High Street shops and a variety of cultural & entertainment events are in Chichester, Horsham & Brighton. There are trains to London Victoria from Pulborough and Amberley Stations.

PROPERTY

Tenure: Freehold

The front door of this beautiful home opens into a long hallway providing you with a perfect space to remove coats and shoes before entering the property. The hallway allows access to the downstairs WC, kitchen and the open living space to the rear.

The generous kitchen offers a range of storage and work surface space along with an attractive bay window. There is a range of built in appliances and ample space for a dining table. Moving towards the rear of the property is the well presented living room measuring 17'11 x 12'6, which has French doors spilling out to the landscaped garden. The living room is a versatile space due to the impressive size and offers flexibility for furniture placement. Moving upstairs you will find three generous bedrooms and main family Bathroom. The main bedroom also benefits from an ensuite shower room, which is stylishly finished with a large walk in shower. The main bedroom also has built in wardrobes. Bedrooms two and three are both good sized rooms offering space for all the bedroom furniture you would need. The bathroom has a large mirror over the sink and a white bath with shower overhead.

OUTSIDE

To the front of this very attractive house you will find the private driveway with access into the garage offering plenty of space for a vehicle or additional storage. The garage also allows access out via a rear door to the garden which has been beautifully designed and has a variety of plants and shrubs which have created an ideal entertaining area, with large porcelain patio and artificial grass it is easy to maintain.





Buses

7 minute walk



Shops

Waitrose
0.9 miles



Trains

Amberley – 5.6 miles
Pulborough – 6 miles



Airport

Gatwick
28.7 miles



Roads

M23
20.1 miles



Sport & Leisure

Chanctonbury Leisure Centre
1.5 miles



Rental Income

£1,700 pcm



Schools

Thakeham Primary School
Storrington Primary School
Steyning Grammar School



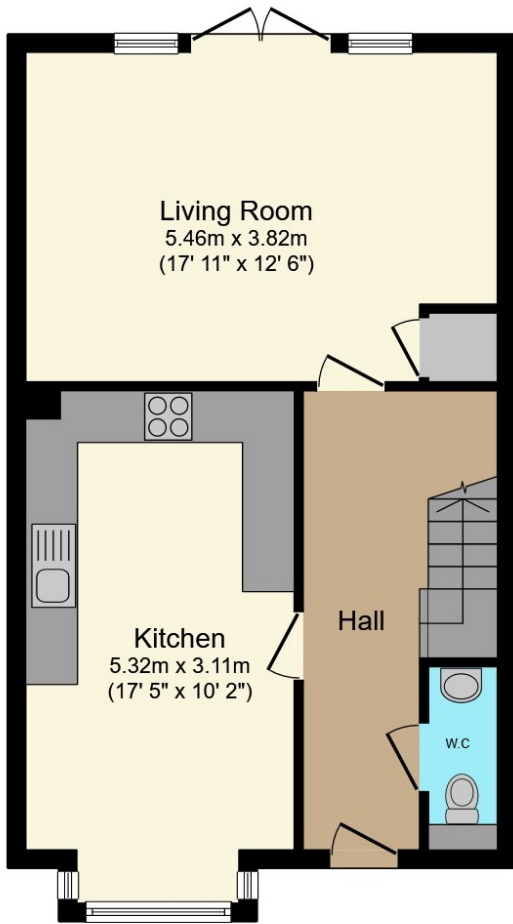
Broadband

Up to 500 Mbps

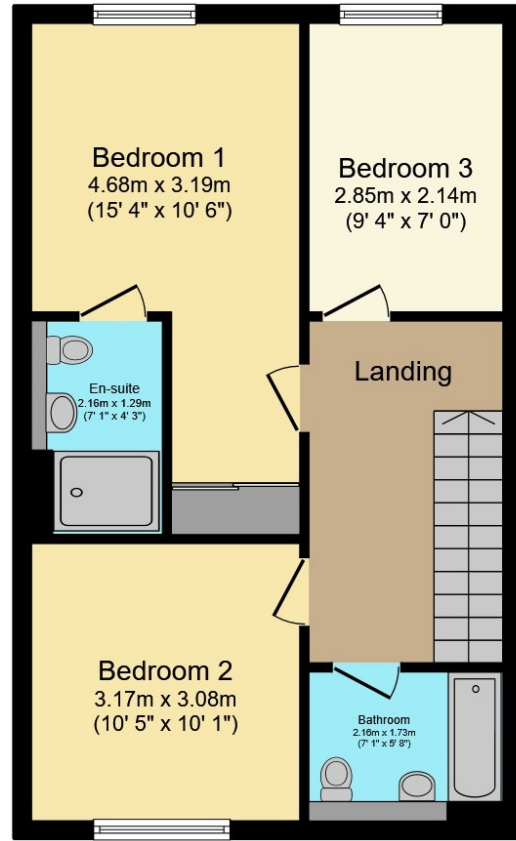


Council Tax

Band E

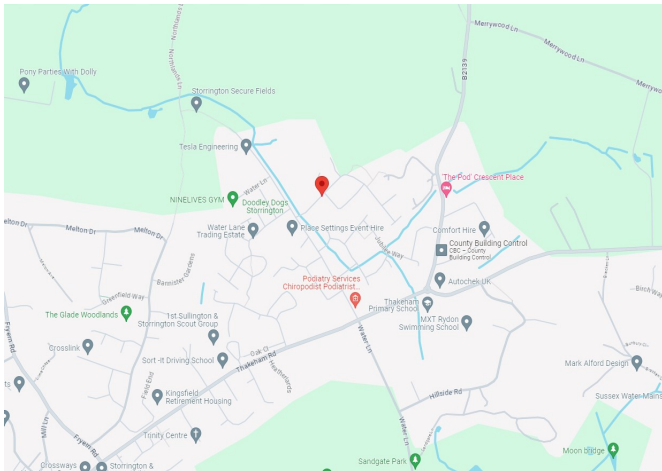


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,099 sq ft / 102.1 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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