



Price Range £700,000 - £750,000

Thakeham Road, Storrington, West Sussex





Thakeham Road, Storrington, West Sussex, RH20 3PP

Tucked away behind high hedges and trees, this mature detached bungalow stands in a really good sized plot, with well established gardens to front and rear. There is driveway parking for a number of cars, plus a usually long detached garage.

Set back from the road, the property offers a really good level of seclusion, within ten minutes walk of Storrington's bustling village centre. All local amenities are within easy reach, including a range of independent and specialist shops, pubs, cafes and restaurants. There is a Waitrose supermarket, plus doctors, dentists and a well stocked library all close by. The parish hall is next door and over 60 acres of wooded walks and open heathland are available to enjoy in The Warren, accessed from just down the road.

The flexible layout offers 1500 sq. ft on one level, with a lovely bay-windowed living room, a large L-shaped kitchen/dining room with utility room off, plus a conservatory which opens onto a sunny decked area overlooking the rear garden. The principle bedroom has a fabulous ensuite, with the second bedroom served by a family bathroom opposite. The third bedroom is currently used as a study. There are two sheds, useful for storage plus a summerhouse and an area of raised beds, perfect for growing fruit and veg.

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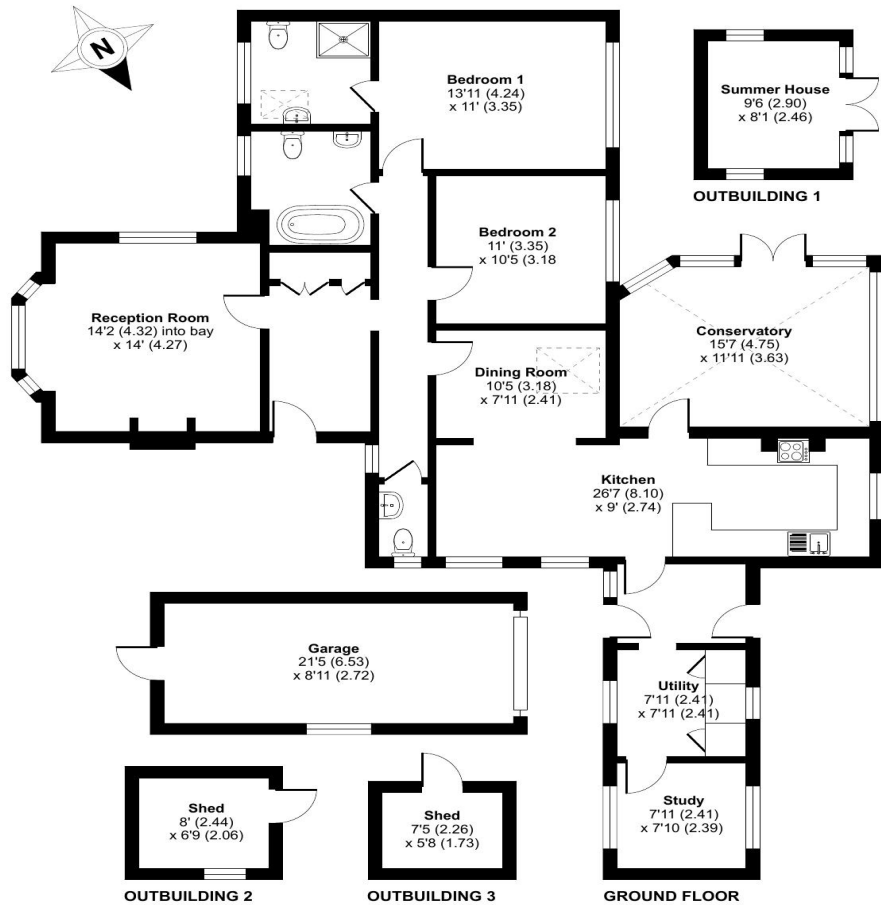




Thakeham Road, Storrington, Pulborough, RH20

Approximate Area = 1500 sq ft / 139.3 sq m
 Garage = 191 sq ft / 17.7 sq m
 Outbuilding = 173 sq ft / 16 sq m
 Total = 1864 sq ft / 173 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). © nchecom 2024. Produced for Lundy-Lester Ltd. REF: 1144660



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.