



Price Range £875,000 - £900,000

Rock Road, Storrington

kw **MARTIN**
LUNDY-LESTER



Rock Road, Storrington, RH20 3AG

Set back from the road behind electric gates, this superbly appointed detached bungalow offers surprisingly spacious, family-friendly accommodation on one level within lovely, mature gardens. Remodelled and improved by the current owners, the property has been sensitively modernised and features owned solar panels with a battery, making this is a very economical home to run.

Steps lead from the large driveway to a welcoming vestibule with built in cupboards with the hallway beyond. The living room with Danish woodburner opens onto a decked seating area overlooking the sunny rear garden, whilst the very smart kitchen has high spec integrated appliances, a gorgeous (and very sociable) island / breakfast bar and plenty of space for a table and chairs plus a sofa or two. Three of the four bedrooms are doubles, the fourth being a really good single. There's plenty of built in storage, plus an ensuite shower, a family bathroom with separate shower and two cloakrooms. A detached lodge in the front garden would make a wonderful home office, gym or teen den and there's an oversized integral garage with roller shutter door plus two timber sheds for extra storage.



Storrington's bustling village centre is less than two miles away, with primary schools and the Rock Road site of Steyning Grammar within a few moments drive. Wonderful walks will be found almost from the front door.



Rock Road, Storrington, Storrington, RH20



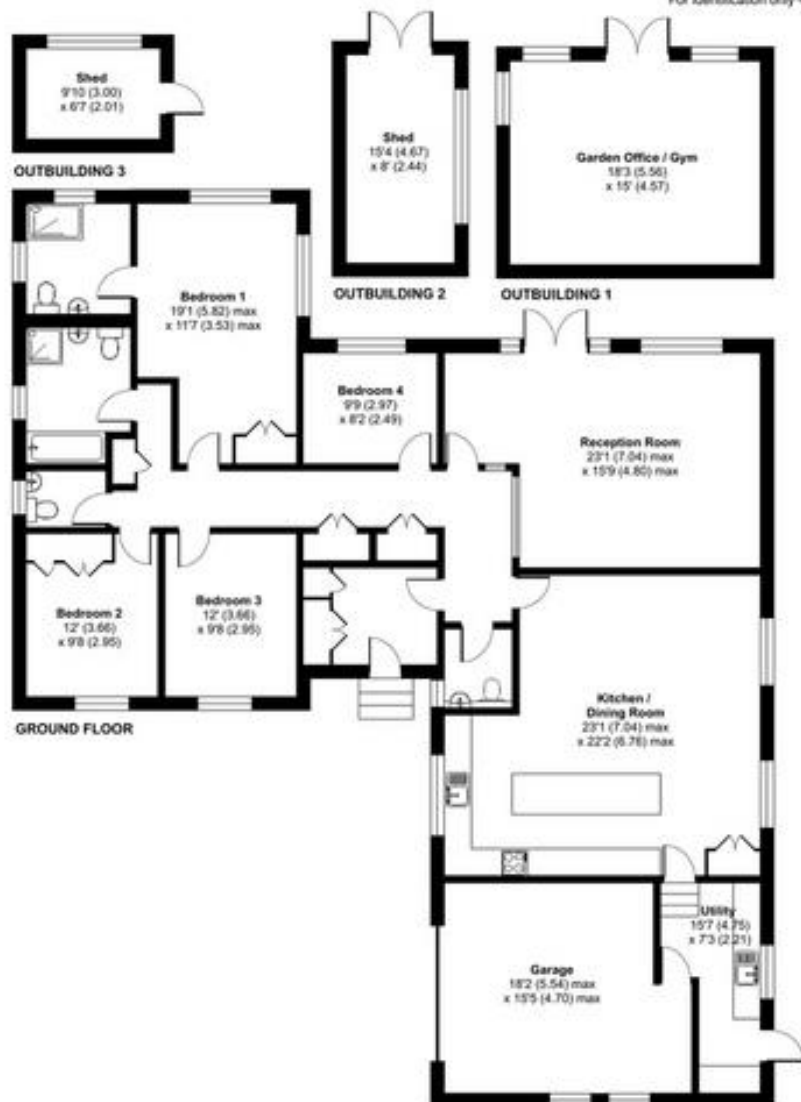
Approximate Area = 1954 sq ft / 181.5 sq m

Garage = 260 sq ft / 24.1 sq m

Outbuilding = 462 sq ft / 42.9 sq m

Total = 2676 sq ft / 248.6 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). © Ritchiecom 2025. Produced for Lundy-Lester Ltd. REF: 1209741



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.



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📍 Lancaster House, Storrington Road, Thakeham, RH20 3NA

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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.