



Price Range £350,000 - £375,000

Southdown Way, Storrington

kw **MARTIN LUNDY**
ESTATE AGENTS

Southdown Way, Storrington RH20 3NS

This semi detached family home is only a few minutes walk from Thakeham Primary School and the Rock Road site of Steyning Grammar, with older children catching a school bus to the main campus from a stop nearby.

The flexible accommodation includes a dual aspect living / dining room which opens onto a lovely south west facing garden room with two large skylights bringing in lots of natural light. The kitchen overlooks the cottage style rear garden and the garage has been converted into a ground floor double bedroom with ensuite shower, perfect for an elderly relative or a grown up child to use. Upstairs is a refitted family shower room, another two double bedrooms and a really good single.



There is driveway parking to the front of the property and wonderful walks nearby. Storrington's bustling village centre is less than a mile away, offering a Waitrose, plus a wide selection of independent and specialist shops, pubs, cafes, takeaways and restaurants. A choice of play grounds, the leisure centre, doctors and dentists are all close by.



Southdown Way, Storrington, Storrington, RH20

Approximate Area = 1074 sq ft / 99.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © nblphoton 2025. Produced for Lundy-Lester Ltd. REF: 1342289

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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01798 817257

Lancaster House, Storrington Road, Thakeham, RH20 3NA

martin.lundy-lester@kwuk.com

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.