



9 Browns Lane, Storrington

Guide Price £340,000

 **Henry Adams**
estate agents



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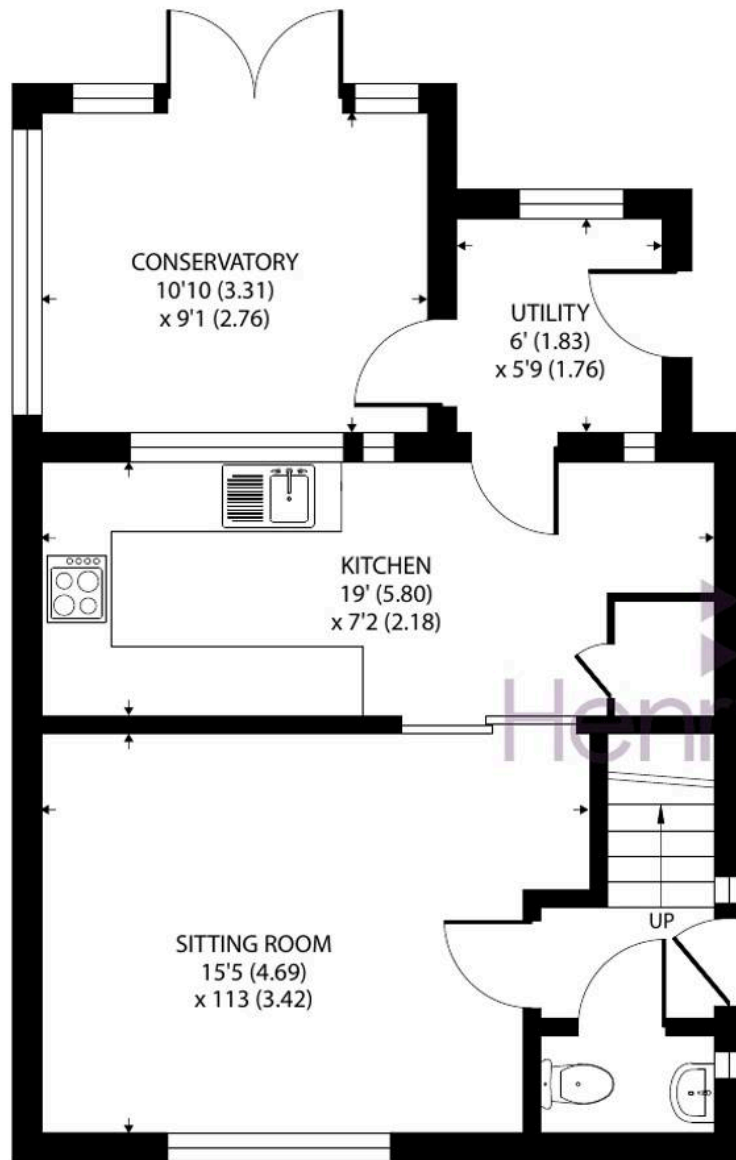
Storrington, Pulborough

- Newly renovated semi detached home close to village centre with parking
- Sitting Room
- Kitchen with fitted appliances
- Utility area and ground floor cloakroom
- Conservatory with access to garden
- Three bedrooms with fitted wardrobes in bedroom two
- Modern shower room
- Driveway parking for two vehicles
- Low maintenance garden
- Vendor suited

Dating back to the 1950's an updated and modernised semi-detached home close to the village centre. This semi-detached home offers convenience with its parking facilities, accommodating two vehicles in the driveway.

The ground floor boasts a welcoming sitting room, a well-equipped kitchen with fitted appliances, a handy utility area, and a ground floor cloakroom for added comfort. The property features a conservatory that provides seamless access to the low-maintenance garden, ideal for relaxation and outdoor enjoyment. Upstairs, three bedrooms offer comfortable living space, with bedroom two benefitting from fitted wardrobes. A modern shower room completes the upper floor, featuring contemporary amenities.





Approximate Area = 867 sq ft / 80.5 sq m

For identification only - Not to scale



Boasting a desirable location and thoughtful features throughout, this property is sure to appeal to those looking for a stylish home with convenience at its core. Embrace a modern lifestyle in this delightful property, offered by motivated vendors ready for a smooth transaction.

Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24.

The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.