



12 St. Joseph's Mews Greyfriars Lane, Storrington

Guide Price £750,000

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Storrington

- Set between the village and the South Downs St Joseph's Abbey dates back to the 1880's and is part of an award winning conversion of a magnificent historic building.
- Large Entrance / Dining Hall
- Sitting room with French Doors to courtyard garden and gas fire
- Kitchen with breakfast area and French doors
- Ground floor cloakroom
- Main bedroom with fitted wardrobes and en-suite bathroom
- Two further double bedrooms both with en-suite bathrooms
- Utility room on first floor
- Study
- Single garage and driveway parking for two vehicles
- Beautifully maintained communal grounds extending to about 5 acres including tennis court
- St Josephs was a school up until it was developed in 2004 to create a collection of mews style cottages, converted Abbey in an exclusive gated development

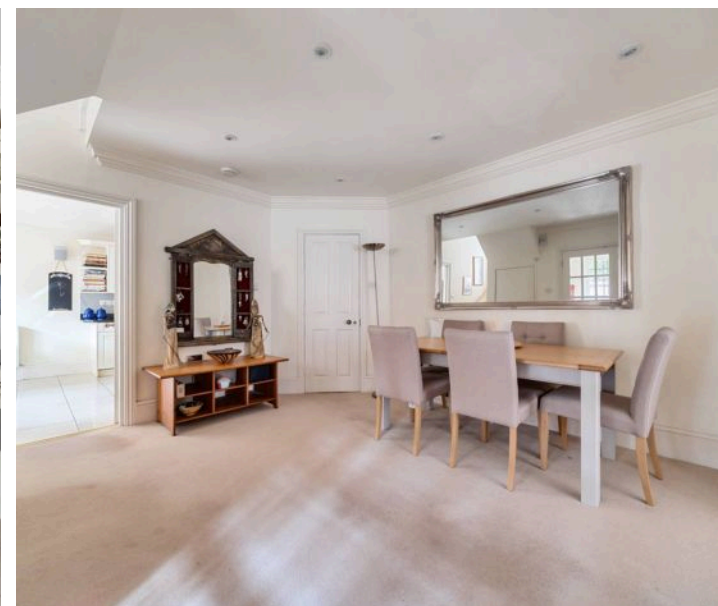
In the conservation area of Storrington village and the picturesque South Downs, this exceptional 3-bedroom semi-detached house offers a unique blend of heritage and modern living. Originally dating back to the 1880s, St Joseph's Abbey is part of an award-winning conversion, boasting historical charm and character. Upon entering, you are greeted by a entrance hall leading into a generous dining hall that sets the tone for the rest of the property. The sitting room features French doors leading to a private courtyard garden where you can relax by the gas fire, while the kitchen with a breakfast area also offers French doors to another small courtyard, flooding the space with natural light. The convenience of a ground floor cloakroom adds to the practicality of the layout.

The main bedroom impresses with fitted wardrobes and an en-suite bathroom, while the two additional double bedrooms each come with their own en-suite bathrooms. A utility room on the first floor adds to the functionality of the home, alongside a study for those working from home.



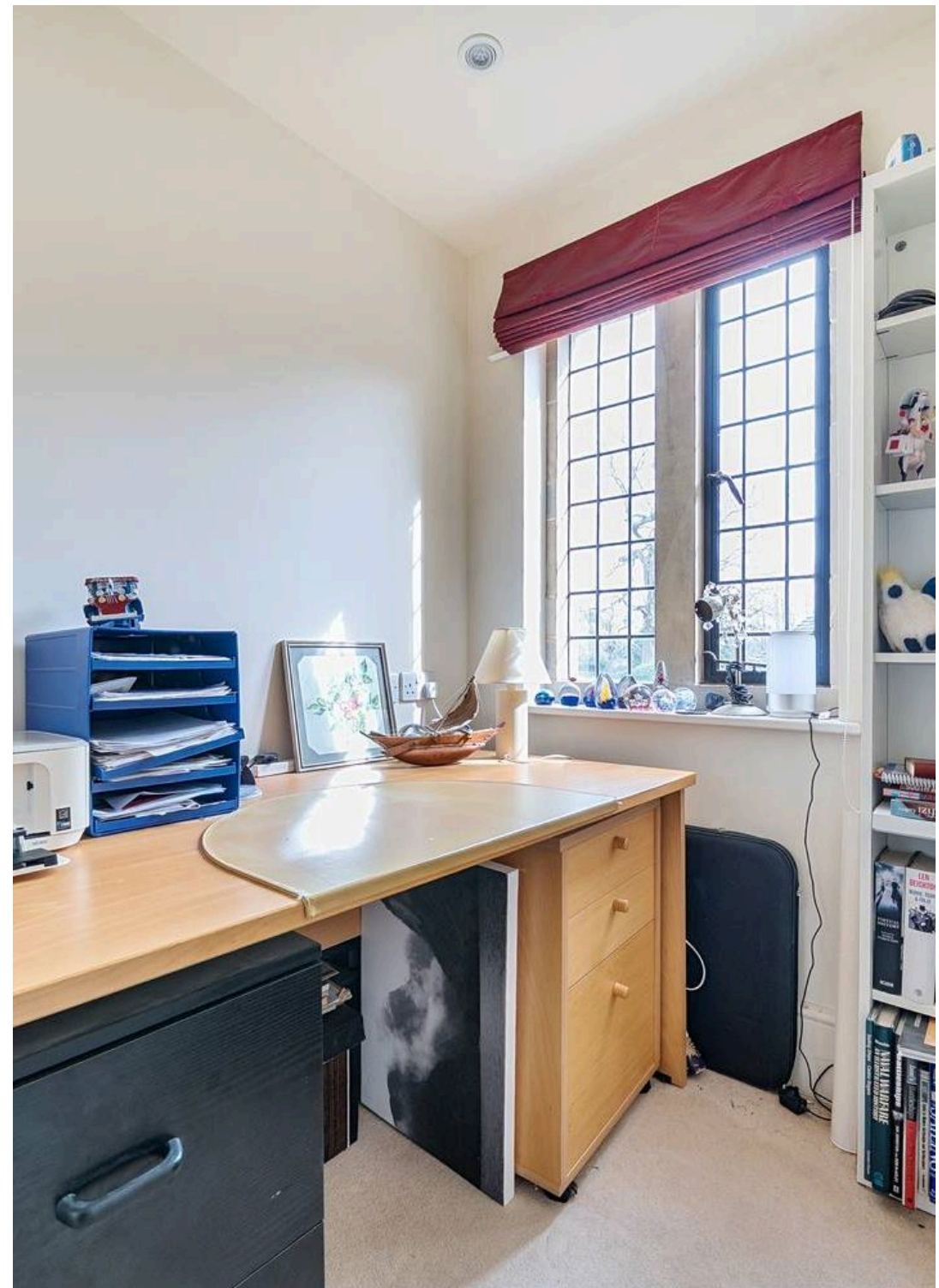
The property also boasts a single garage nearby with power and light and driveway parking for two vehicles, a sought-after feature in this exclusive gated development. Residents have access to beautifully maintained communal grounds spanning approximately 5 acres, which include a tennis court - perfect for leisurely afternoons or for the more active residents. St Joseph's Abbey holds a rich history, having been a school until its transformation in 2004 into a collection of mews style cottages and converted Abbey.

Outside, this property truly shines with its lovely outdoor spaces that offer a serene escape from the daily hustle and bustle. The courtyard garden, accessed through the sitting room, provides the perfect setting for al fresco dining or simply relaxing. The communal grounds that accompany the property are meticulously maintained, offering residents a scenic backdrop for outdoor activities or leisurely strolls. With approximately 5 acres to explore and a tennis court for sports enthusiasts, this outdoor space is a true sanctuary for nature lovers and those seeking a peaceful retreat. Nearby there are easy access for walks on the South Downs or wondering into the village for a coffee and cake.

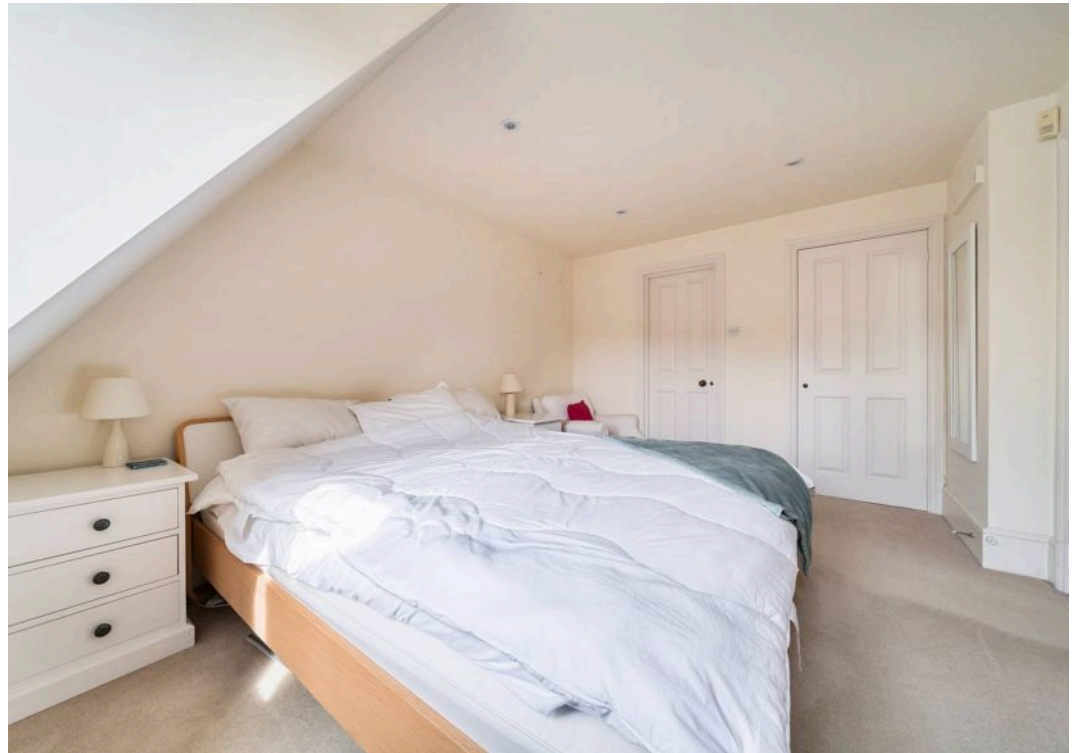


Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and 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: G
- Tenure: Share of Freehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: C





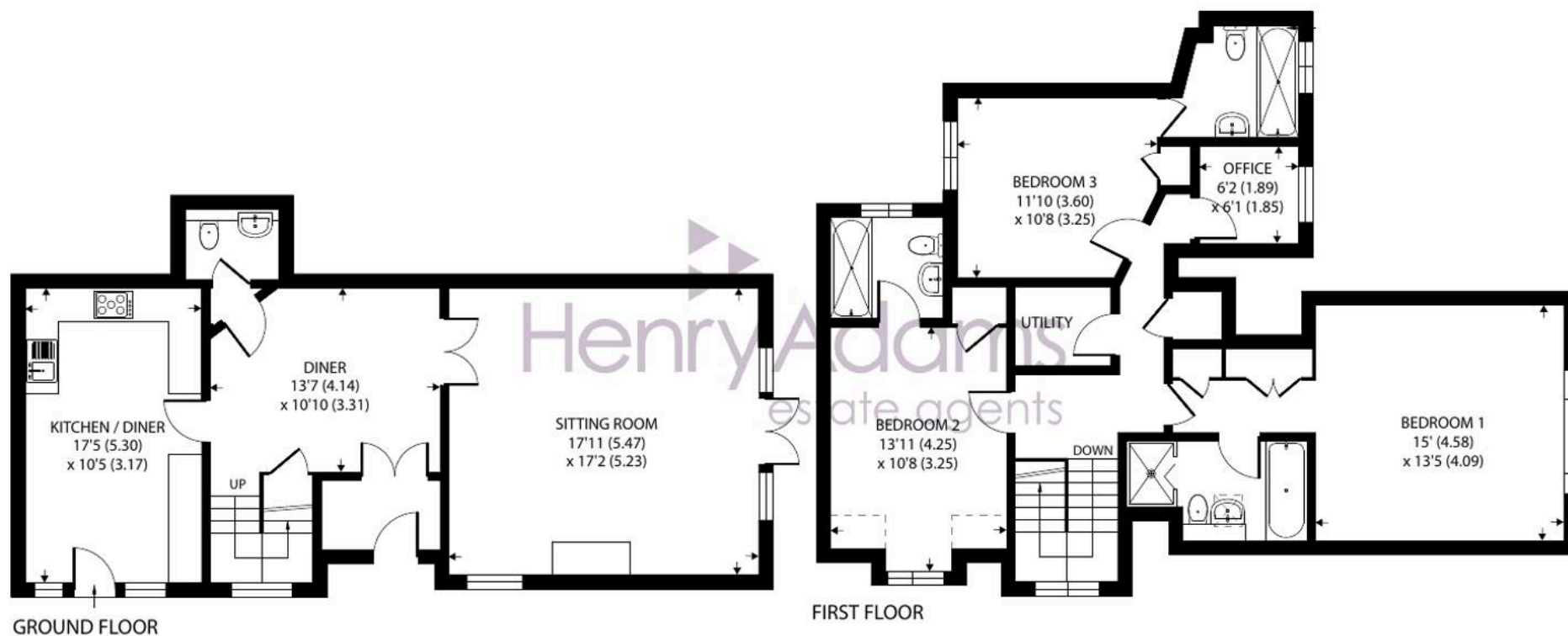








Denotes restricted
head height



Approximate Area = 1631 sq ft / 151.5 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Total = 1650 sq ft / 153.2 sq m

For identification only - Not to scale





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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.