



23 Dean Way, Storrington

In Excess of £550,000

 **Henry Adams**  
estate agents



## 23 Dean Way, Storrington

- A four bedroom detached home close to village centre with south facing enclosed wall garden
- Sitting room with access to garden and double doors to dining room
- Kitchen with utility room off
- Ground floor cloakroom
- Study / family room
- Main bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- Double garage and driveway parking
- No forward chain

Situated in a sought-after location close to the village centre, this delightful four-bedroom detached house is offered to the market with no forward chain.

Upon entry, there is a spacious entrance hall which leads at the rear of the home to the sitting room that provides access to the south-facing enclosed wall garden, creating an inviting atmosphere. The presence of double doors leading to the dining room enhances the flow of the ground floor living space, perfect for entertaining guests or enjoying family meals.

The property features a well-appointed kitchen with gas hob and electric oven, dishwasher and space for fridge / freezer, a convenient utility room with space for washing machine. Additionally, there is a study/family room or further bedroom if required, providing a flexible space that can cater to various needs.

Upstairs, the main bedroom is complete with an en-suite shower room, while three further bedrooms and a family bathroom ensure ample accommodation space for residents or guests.

Further complemented by a double garage with access also from garden, driveway parking, and offered with no forward chain, this property presents a rare opportunity for those seeking a comfortable and well-located family home.





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: F

Tenure: Freehold

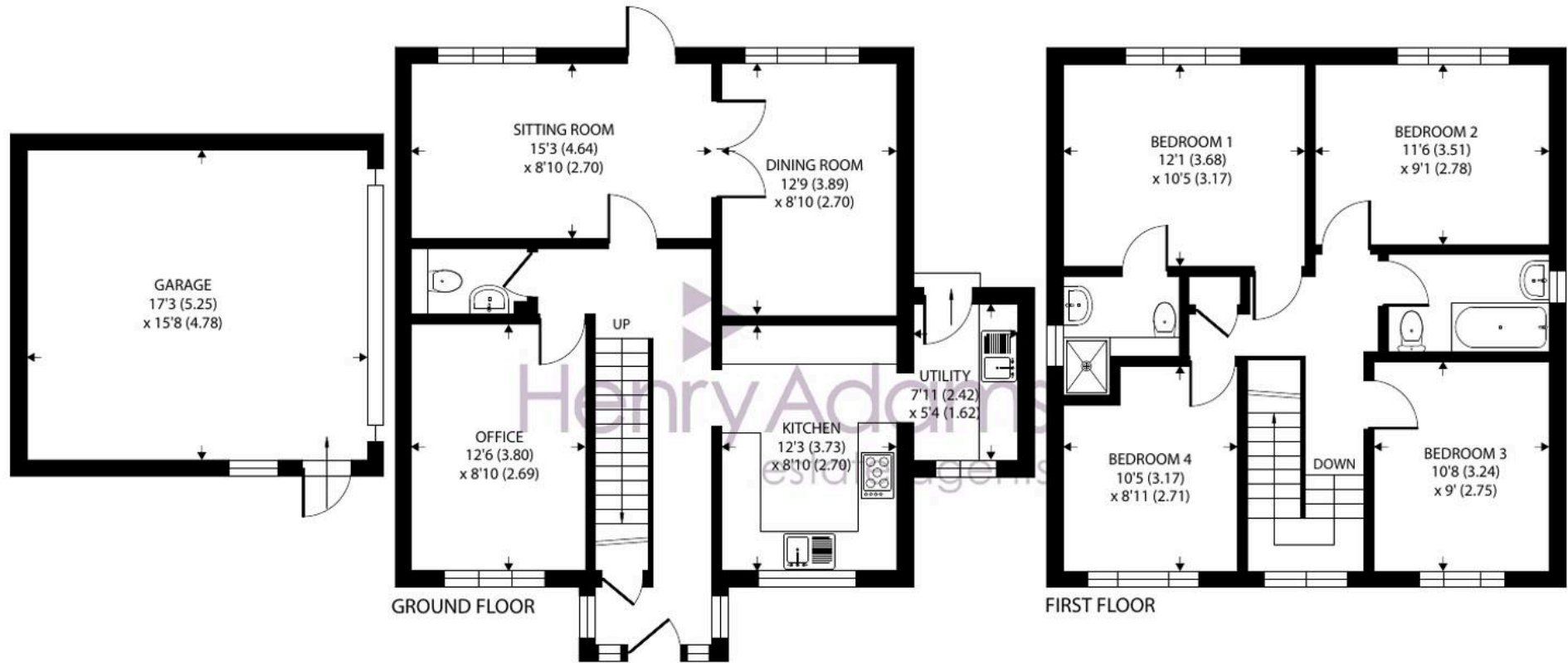
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E









Approximate Area = 1331 sq ft / 123.6 sq m

Garage = 270 sq ft / 25 sq m

Total = 1601 sq ft / 153.9 sq m

For identification only - Not to scale















## Henry Adams - Storrington

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