



2 Fox Court, Storrington - RH20 4JL

Guide Price £700,000



## 2 Fox Court, Storrington

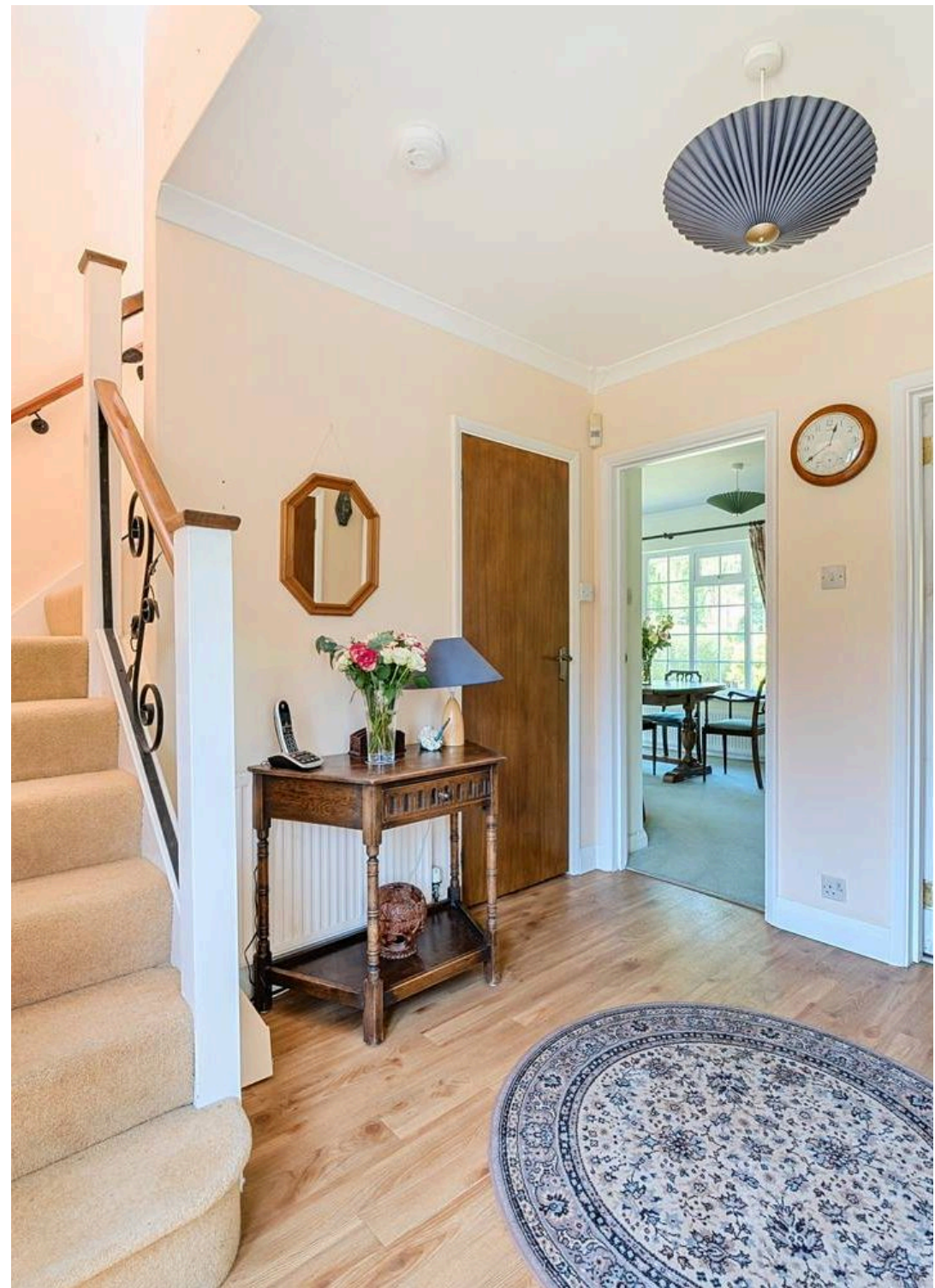
- Large entrance hall with coat cupboard and ground floor shower room
- Triple aspect sitting / dining room with feature bay window and door to rear garden and patio area
- Snug / study
- Kitchen with side access to garden
- Three double bedrooms with cupboards, bedrooms 1 and 2 having eaves storage
- Fully tiled bathroom with shower over bath and vanity unit
- Detached tandem garage and driveway parking
- Well established mature garden with an abundance of plants and shrubs
- Quiet setting within easy reach of village and all amenities
- No forward chain

Located in a sought after location a well maintained home coming to the market for the first time in over 30 years. On entering there is a generous hallway with a coat cupboard for practical storage solutions and a convenient ground floor shower room.

At the rear of the home is a the sitting and dining room with lovely bay window and being triple aspect is a lovely bright welcoming room. A snug / study offers a quiet retreat for work or relaxation, catering to diverse lifestyle needs. The kitchen with range of high and low level cupboards has an added advantage of a pantry and and side access to the garden. Three generously proportioned bedrooms await upstairs, each adorned with cupboards for organised living. Bedrooms 1 and 2 further benefit from eaves storage, offering additional space for personal belongings.

The fully tiled bathroom, featuring a shower over the bath and a vanity unit for added convenience. A detached tandem garage and driveway parking provide ample space for vehicles, ensuring practicality and ease of access.

The well-established mature garden is a verdant oasis, boasting an abundance of plants and shrubs that create a picturesque backdrop for outdoor enjoyment and leisure. A testament to the beauty of nature, this outdoor space invites residents to unwind and relish the joys of al fresco living.





Situated in a tranquil setting within easy reach of the village and all amenities, this property offers a coveted blend of seclusion and convenience. Offered to the market with the advantage of no forward chain.

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 Wiggoholt 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

EPC: D

Tenure: Freehold







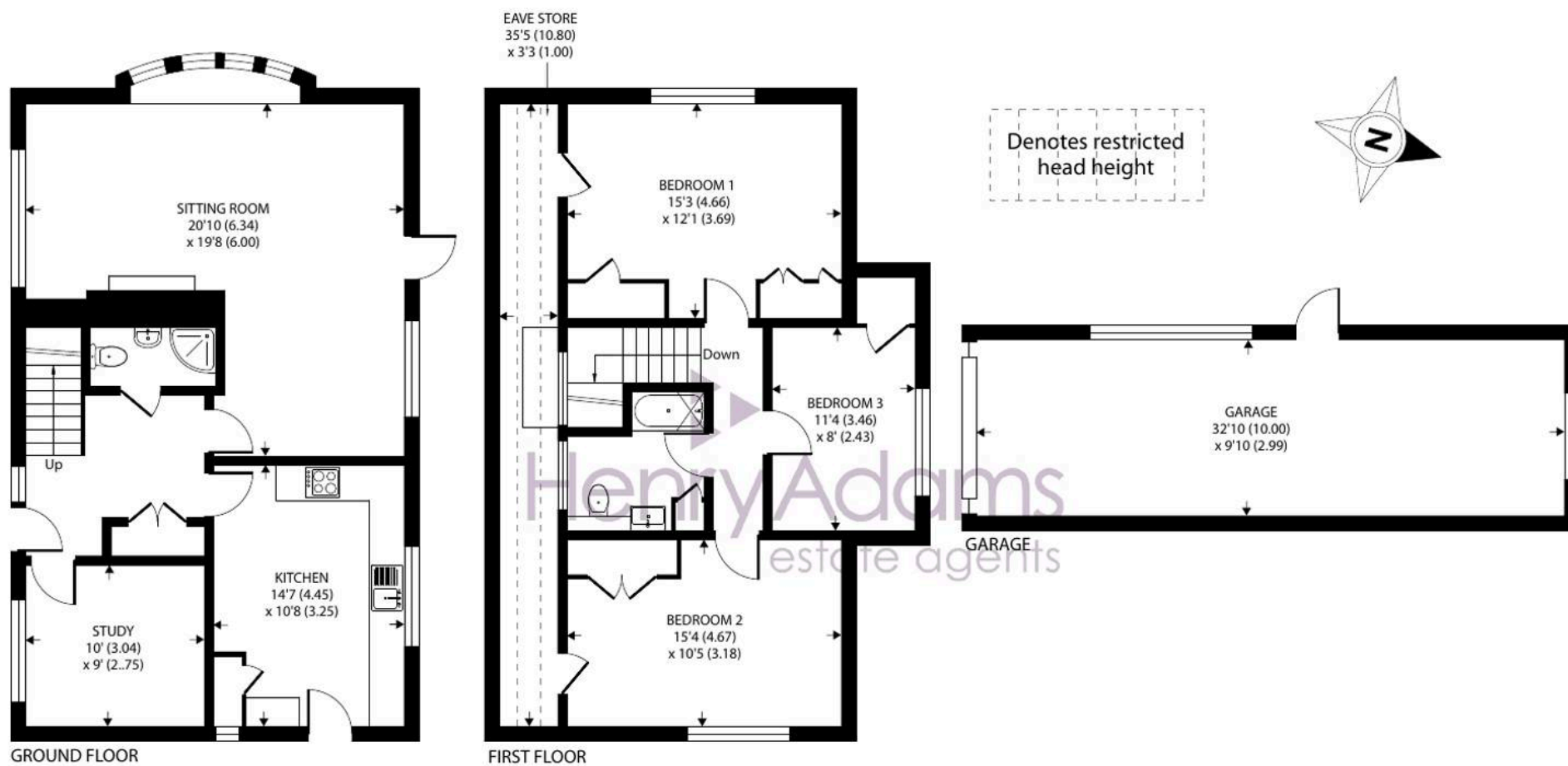












Approximate Area = 1340 sq ft / 124.4 sq m  
 Limited Use Area(s) = 132 sq ft / 12.2 sq m  
 Garage = 322 sq ft / 29.9 sq m  
 Total = 1794 sq ft / 166.5 sq m

For identification only - Not to scale







## Henry Adams - Storrington

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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