



11 Melton Drive, Storrington - RH20 4LU

Offers Over £850,000

 **Henry Adams**
estate agents

11 Melton Drive, Storrington

- A well presented house on corner plot with large south facing gardens
- Large double aspect bright sitting / dining room
- Garden room opening to garden
- Kitchen with double oven and hob, space for additional appliances, access to garden
- Four bedrooms
- Two modern shower rooms, one being en-suite to main bedroom
- Double garage and driveway parking
- Mature private gardens with a variety of plants and shrubs, patio area
- Being sold with the advantage of no further chain
- Within easy reach of the village and all amenities

Situated in a sought-after location, this impressive 4-bedroom detached bungalow presents a rare opportunity for discerning buyers. This well-maintained property occupies a corner plot boasting generous south-facing gardens, perfect for enjoying the sunshine throughout the day.

Internally the highlight of the home is the large double aspect sitting/dining room flooded with natural light, creating a welcoming space for relaxation and entertaining. Additionally, the garden room provides a seamless transition between indoor and outdoor living. The kitchen is well-equipped with a double oven and hob, ample space for additional appliances, and convenient access to the garden. Accommodation comprises four well-proportioned bedrooms, including a main bedroom with a modern en-suite shower room, as well as a second contemporary shower room for added convenience. The property is further enhanced by a double garage and driveway parking, ensuring ample space for vehicles. The mature private south facing gardens feature an array of plants and shrubs, a patio area for outdoor seating, and plenty of space for gardening enthusiasts to enjoy their green thumb. The property's corner plot location affords a sense of privacy and exclusivity, making it a rare find in the area.

The double garage and driveway parking provide ample space for vehicles, ensuring effortless parking for residents and guests alike. With its convenient access to local amenities and the village, residents can enjoy the best of both worlds – a peaceful retreat and easy access to every-day conveniences.

For added convenience the property has the benefit of underfloor heating to the inner hallway, kitchen and bathrooms and the radiators were updated along with a new boiler in 2021.

The property is being offered with the advantage of no onward chain.

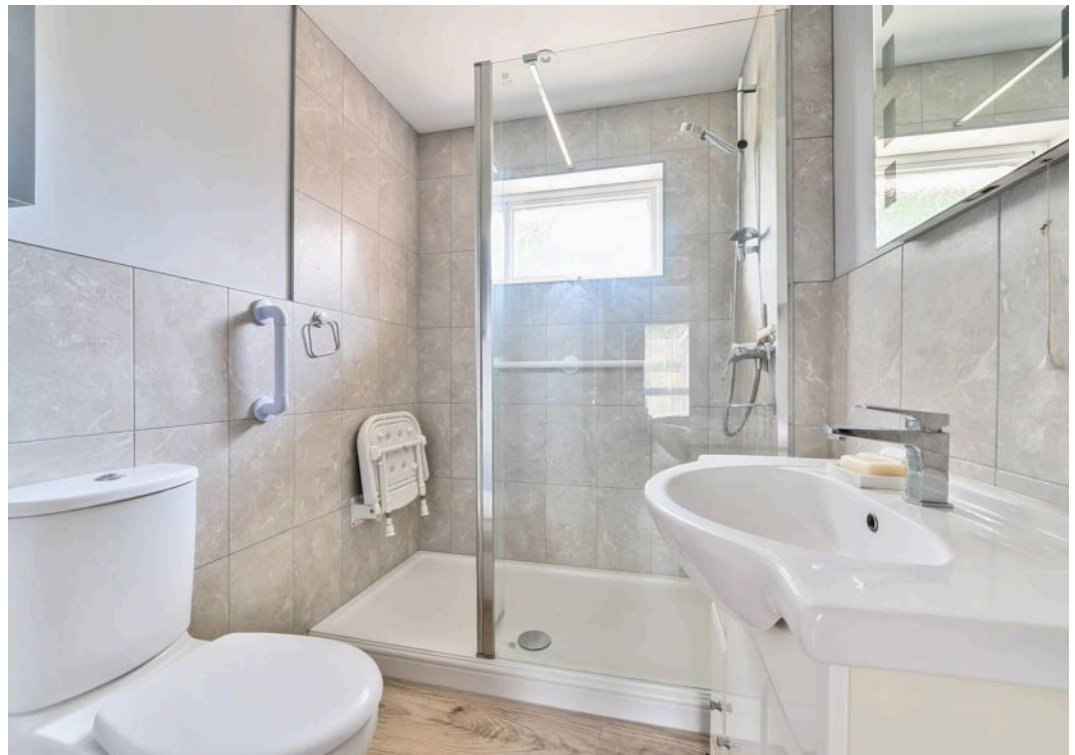
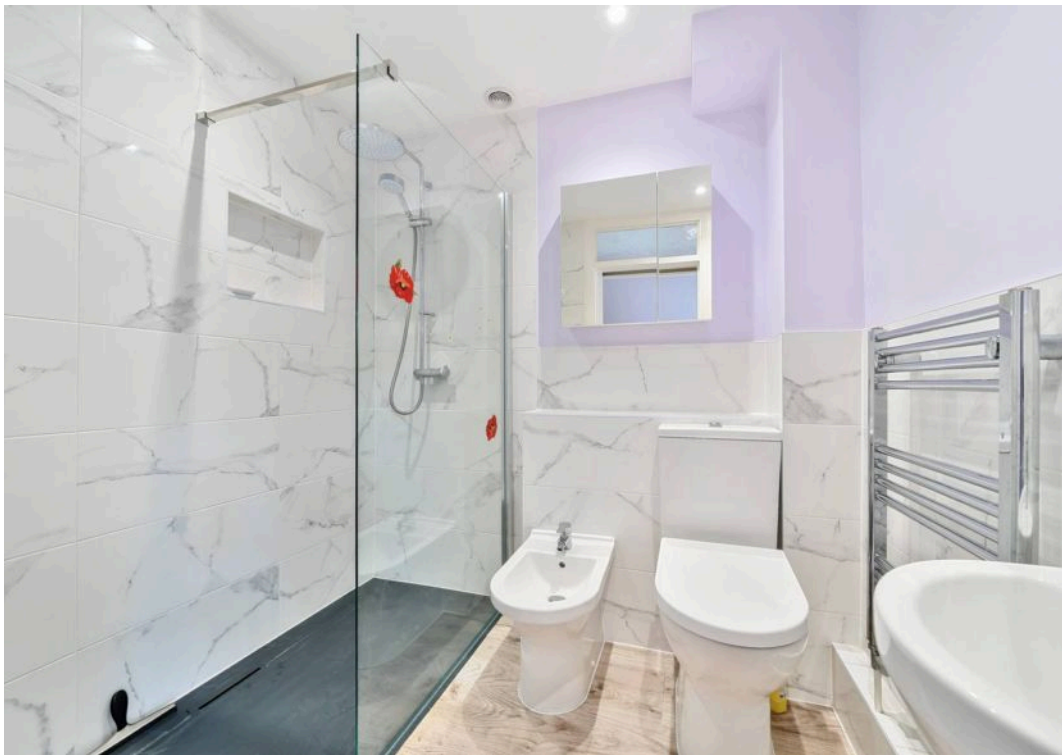
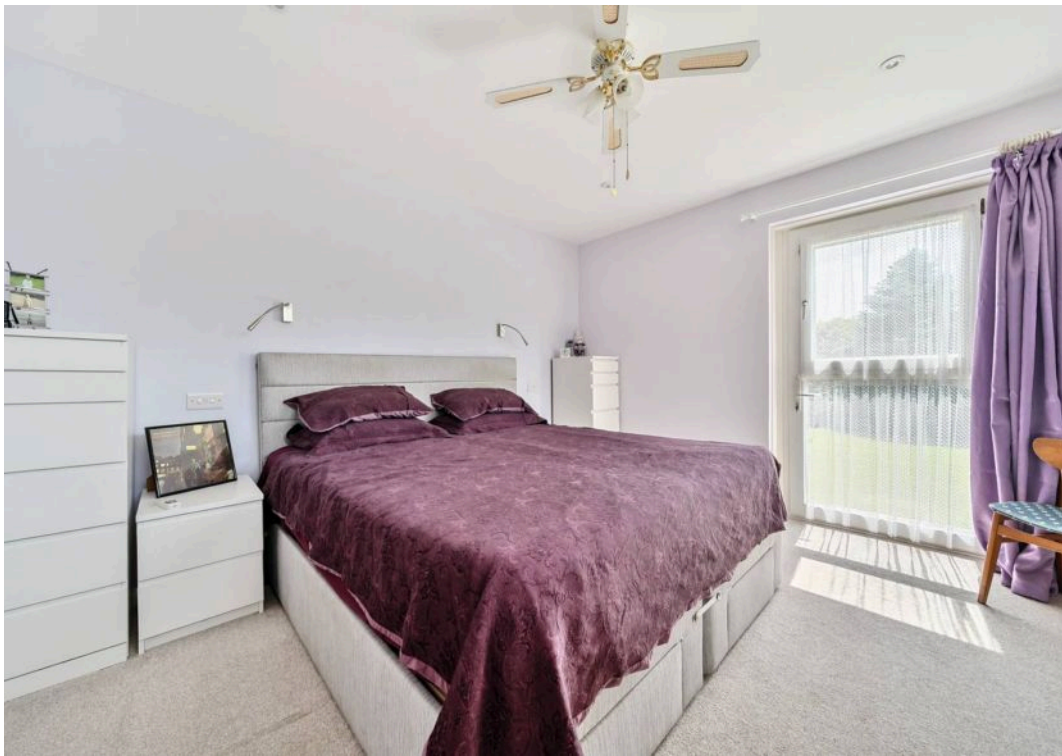
Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and 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 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







Approximate Area = 1548 sq ft / 143.8 sq m

Garage = 276 sq ft / 25.6 sq m

Total = 1824 sq ft / 169.4 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