



**Connells**

Church Street  
Storrington PULBOROUGH



# Church Street Storrington PULBOROUGH RH20 4LA

for sale  
£250,000



## Property Description

Discover this beautifully presented two-bedroom character flat, ideally positioned just moments from scenic countryside walks and the heart of the village. Offering charm, space and stunning views of the South Downs, this home perfectly balances rural tranquillity with everyday convenience.

The spacious sitting dining room has picturesque views of the south downs, both bedrooms are good size doubles, the kitchen breakfast room is ideal for relaxed dining. The whole property is well presented throughout with character and warmth. The share of freehold offers you long term security and low running costs with no service charges or ground rent. The location is perfect as you are in the heart of the popular village of Storrington.

## Storrington

Storrington is a rural town in the Horsham District of West Sussex, England. The town is within the parish of Storrington and Sullington which lies on the northern edge of the South Downs. Half of the parish is within the South Downs National Park and Storrington is the closest town to the mid-point of the South Downs Way.

Storrington is an economic and social centre serving a number of surrounding villages including seven bordering parishes. It has a strong community with many voluntary organisations operating throughout the area.

The majority of the town centre is designated a conservation area. The main shopping street (The High Street) is on the A283 which runs through the middle of Storrington to Steyning in the east and Pulborough in the west. To see where Storrington is in relation to local towns and villages:

Storrington is a lively place with most of the facilities of a small town; a large recreation ground with football (soccer) and cricket pitches and a leisure centre. It has a wide variety of shops and businesses, one high street bank, a selection of pubs and restaurants, a regular community market, a museum, a post office and a library. The main supermarket is Waitrose.

## Porch

## Hall

9' 6" (max) x 32' 1" (max)  
(2.90m (max) x 9.78m (max))

## Lounge

10' 5" (max) x 17' 4" (max)  
(3.17m (max) x 5.28m (max))

## Kitchen

10' 7" (max) x 10' 3" (max)  
(3.23m (max) x 3.12m (max))

## Bathroom

10' 4" (max) x 4' 9" (max)  
(3.15m (max) x 1.45m (max))

## Bedroom 1

7' 2" (max) x 13' 7" (max)  
(2.18m (max) x 4.14m (max))

## Bedroom 2

12' 8" (max) x 8' 5" (max)  
(3.86m (max) x 2.57m (max))

## External

## Small Courtyard area



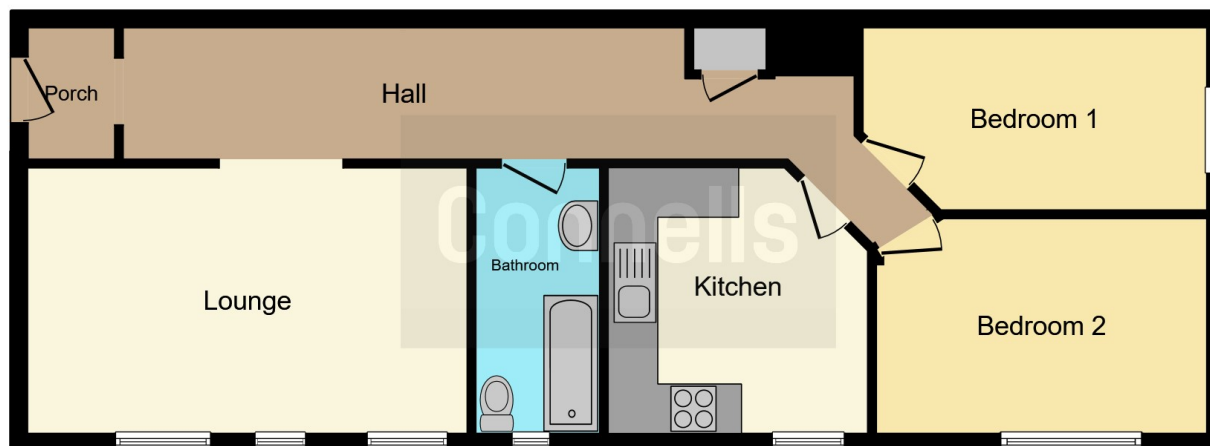












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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