



25 Timberlands, Storrington, West Sussex RH20 3NF





25 Timberlands, Storrington, West Sussex RH20 3NF

Guide Price £335,000 Freehold



- QUIET LOCATION
- GARAGE EN BLOC
- NO ONWARD CHAIN
- POPULAR RESIDENTIAL DEVELOPMENT
- OFF ROAD COMMUNAL PARKING
- SHOPS AND LOCAL AMENITIES NEARBY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

*** SALE AGREED *** An end of terrace three bedroom property with garage set in an extremely popular no through residential development situated close to village centre and local amenities.

ACCOMMODATION

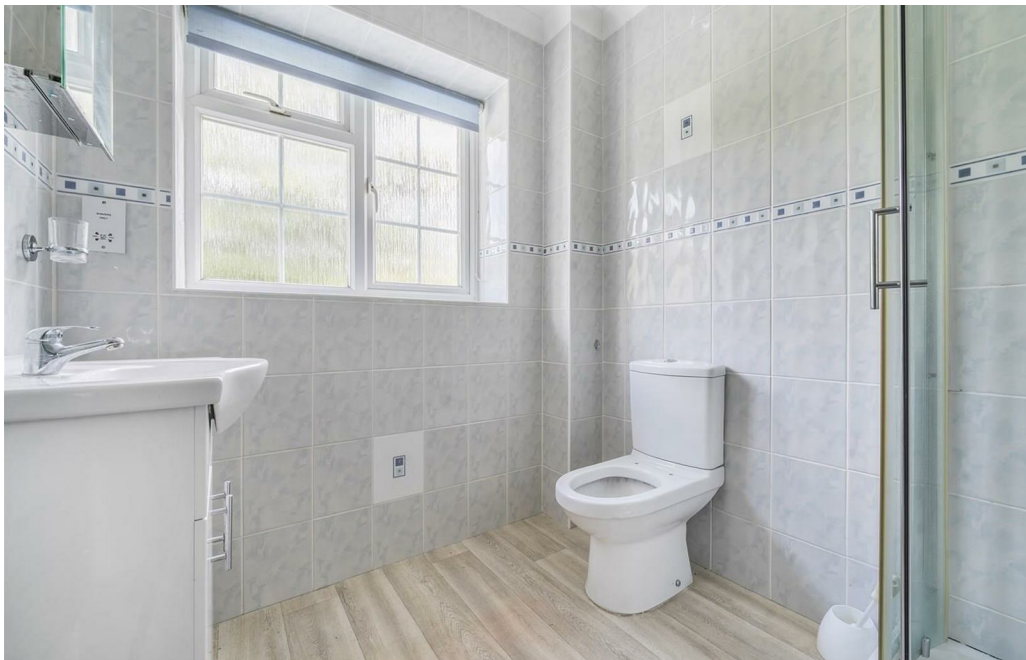
Entrance hall * Ground floor WC * Sitting/dining room * Kitchen * Conservatory * Three first floor bedrooms * Family shower room * Front and rear gardens * Side access to rear * Garage en bloc * Close to village centre * No Chain ** EPC rating C

THE PROPERTY

The property is entered via an entrance hall with door on the right leading to the ground floor WC and further door through to the spacious sitting/dining room, which could be easily partitioned into two separate reception rooms if needs be (STNPP). To the front of the sitting room there is a large bay window and there is a feature fireplace and under stair storage cupboard. To the rear, there is access to the kitchen with matching base and wall mounted units, built in appliances, one and a half bowl sink and drainer with mixer tap. From the rear of the dining area double glazed sliding doors lead into the conservatory with light and power, tiled floor and double doors leading out onto the rear garden. Stairs from the ground floor lead to the first floor landing with airing cupboard and access to the loft space. There also two double bedrooms to front and rear, both with double built in wardrobes. There is also a further bedroom to the front and a fitted family shower room to the rear, with shower cubicle, low level WC, wash hand basin with vanity unit under and heated towel rail.

OUTSIDE

The property is set in a very popular no through residential development close to local shops, pubs, cafes, restaurants and travel links and other amenities including modern medical centre. There is a small manageable garden to the front, and an access path leading down to a side gate with access to the small landscaped and easy maintenance with small patio seating area, level lawn and raised flower bed to rear. There is a garage en bloc ideal for parking or as additional storage, as there is communal parking within the development.



To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



DIRECTIONS

From GL & Co Estate Agents office in Storrington, continue along the High Street in a easterly direction to the mini-roundabout and turn left onto School Hill. Continue up the hill and after the brow, Timberlands will be found shortly thereafter on the right hand side.

What3words:///dimes.dome.pegs

SITUATION

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

SPORTING AND RECREATION

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

SERVICES

All mains are connected. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1000 Mbps.

COUNCIL TAX

Council Tax Band D. Please contact Horsham District Council on (01403) 215100

IN THE KNOW

Not all of our properties are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

VIEWING

Strictly by appointment: 01798 874033





To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



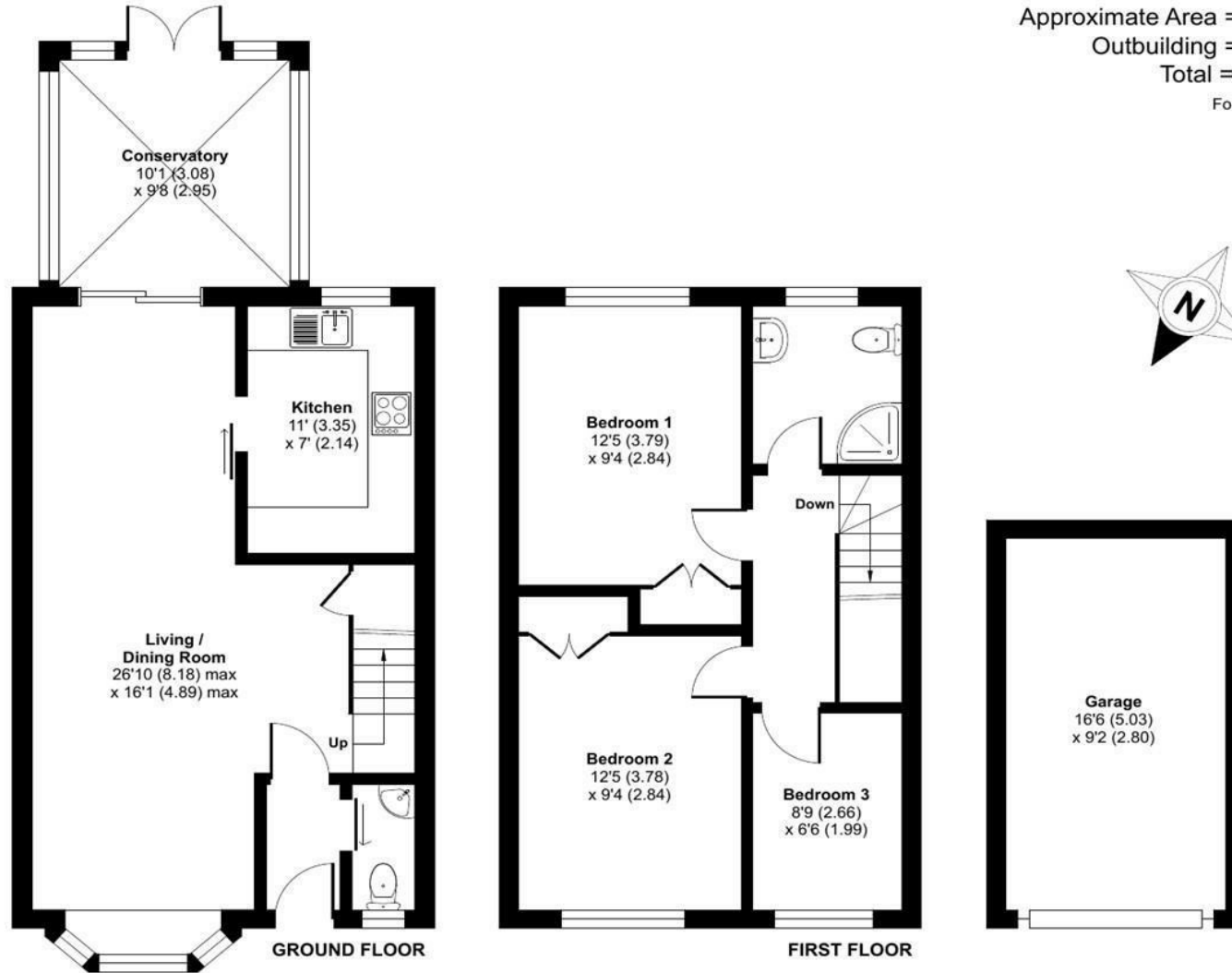
Timberlands, Storrington, Pulborough, RH20

Approximate Area = 979 sq ft / 90.9 sq m

Outbuilding = 152 sq ft / 14.1 sq m

Total = 1131 sq ft / 105 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for GL&CO Estate Agents. REF: 1344362

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk

