



7a, High Street, Storrington, West Sussex RH20 4DR





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Offers In Excess Of £230,000 Leasehold



- HIGH CEILINGS AND LARGE WINDOWS
- 2 BEDROOM MAISONETTE
- LIGHT AND SPACIOUS
- CENTRE OF THE VILLAGE LOCATION
- PERIOD FEATURES WITH MODERN FINISHES

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		

A charming two-bedroom split-level maisonette blending period features with modern finishes across two spacious floors. Boasting high ceilings, sash windows and character fireplaces, this light-filled home offers stylish living in a superbly convenient central location.

ACCOMMODATION

Private entrance * Stairs to first floor * Sitting room * Dining room * Kitchen * Bathroom * Stairs to second floor landing * Two double bedrooms * EPC rating C

THE PROPERTY

This charming two-bedroom split-level maisonette, positioned above a delightful independent caf?, offers a rare blend of period character and modern convenience in the centre of the village. Arranged over two generous floors, the property provides well-balanced accommodation with two spacious double bedrooms, both bathed in natural light and offering distant views across to the South Downs. The bright and welcoming living area is perfectly suited to both relaxing and entertaining, with original fireplaces, sash windows and attractive wood flooring combining to create a warm and timeless atmosphere. The proportions are enhanced by high ceilings and large windows, which allow natural light to flood through and give a wonderful sense of openness throughout. The well-appointed kitchen is thoughtfully laid out, with matching base and wall mounted units, ample worktops and space for freestanding appliances. The bathroom has been finished to a modern standard, complementing the character of the home.

DIRECTIONS

What3words///jazz.dozens.sleeps



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

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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 B. 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: 01903 742354





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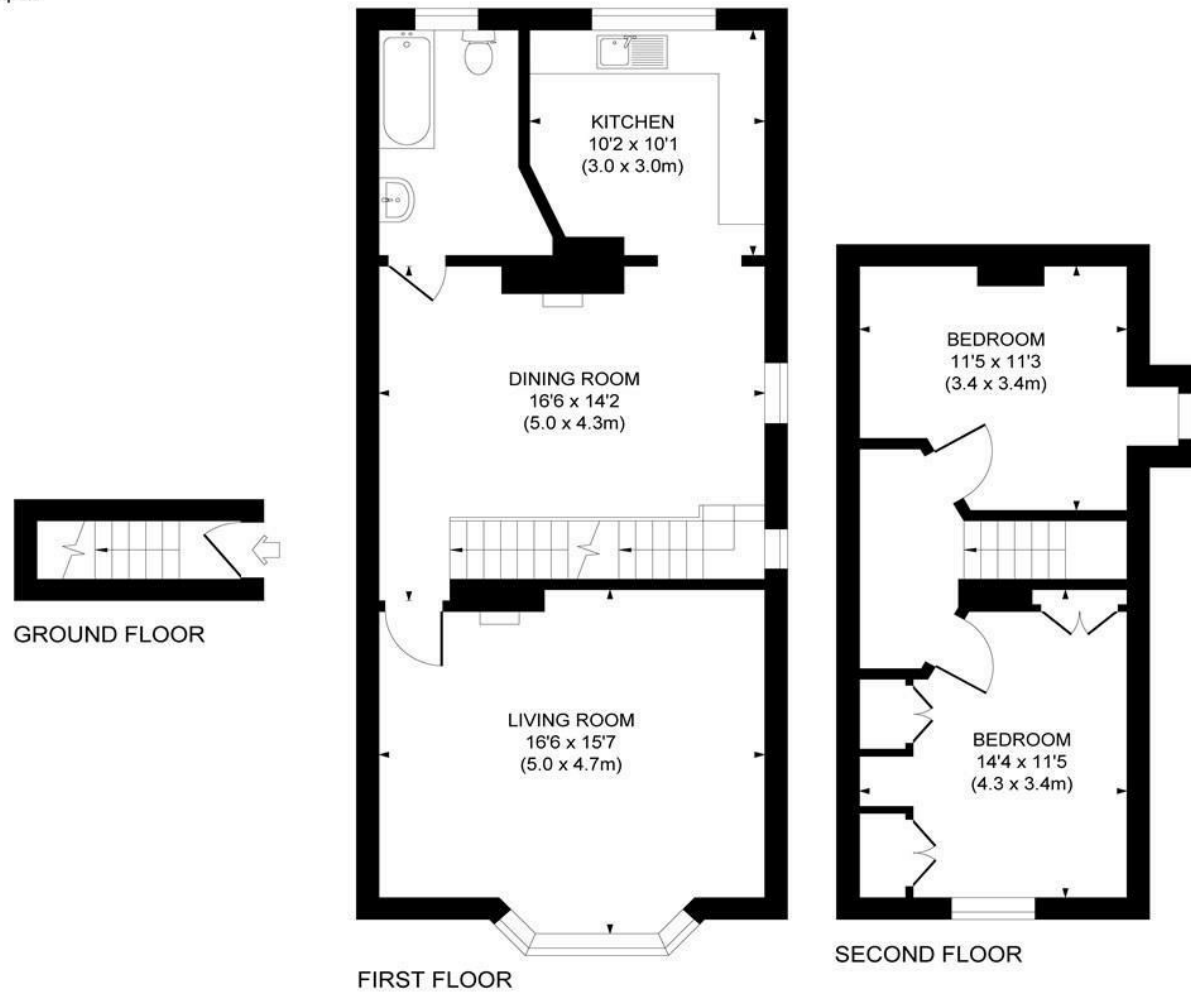
Approximate Gross Internal Area

Ground Floor 23 sq. ft / 2.12 sq. m

First Floor 659 sq. ft / 61.18 sq. m

Second Floor 333 sq. ft / 30.90 sq. m

Total 1,015 sq. ft / 94.20 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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