



4 Manor Court, Church Street, Storrington, West Sussex RH20 4LH





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Guide Price £215,000 Leasehold



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

## Accommodation

Communal entrance hall \* Private entrance hall \* Sitting room \* Kitchen \* Family bathroom \* Two ground floor bedrooms \* Garage in block \* Close to local shops and amenities, transport links and modern medical centre \* Offered with no onward chain \* Long lease \* EPC rating D

## Directions

From the offices of GL & Co Estate Agents in Storrington, proceed along the High Street A283 in westerly direction and take the next turning left into Church Street. Continue along Church Street for approximately 200 yards and Manor Court will be found shortly thereafter on the left hand side. What3words///quits.muted.airports

## 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 six miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, 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.



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## The Property

The property is approached via a communal entrance and door leading through to private entrance hall. From here, there is a spacious and light sitting room with views to glorious period properties opposite. To the other side there is access to the kitchen and off the further inner hall, there is access to the two double bedrooms with views to front and rear.

## Outside

One of the benefits of the apartment is its situation set in a quiet road amongst some beautiful period properties and St Mary's Church. Set centrally, the property benefits from being within short distance of local shops, pubs and restaurants, along with nearby modern purpose built medical centre and transport links, all on your doorstep.

## Services

All mains are connected. Broadband speeds According to Ofcom for this address Superfast broadband is available. Highest download speed is 80 Mbps.

## Council Tax

Council Tax Band C. 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

Viewing strictly by appointment through GL & Co. 01903 744166 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

## Disclaimer

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, GL & Co. Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.





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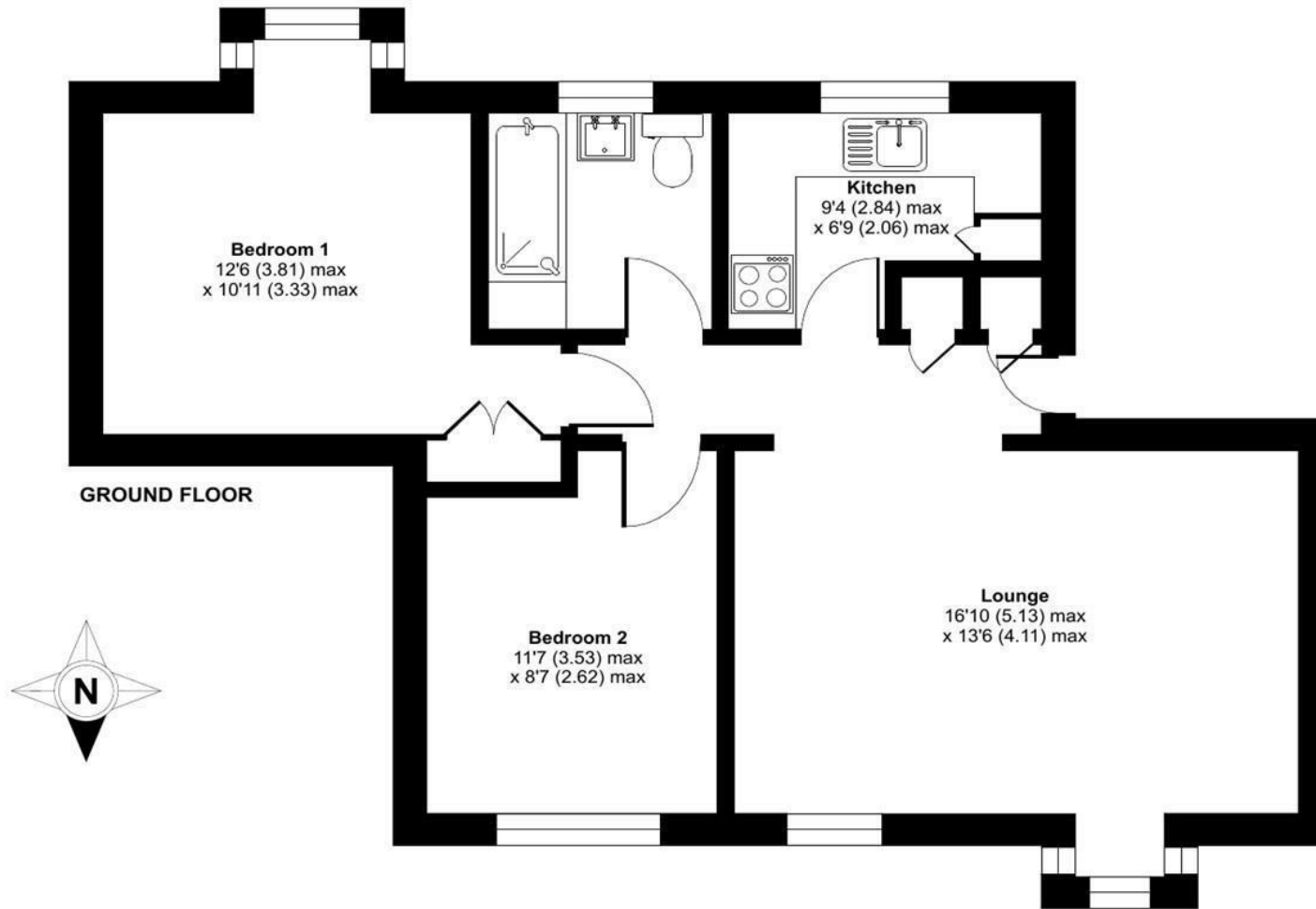
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# Church Street, Storrington, Pulborough, RH20

Approximate Area = 606 sq ft / 56.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for GL&CO Estate Agents. REF: 949199

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

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