



Alpen Rose, Storrington Road, Thakeham, West Sussex RH20 3NA



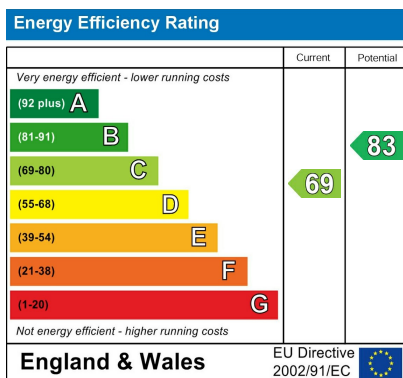


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Guide Price £699,950 Freehold



- SINGLE STOREY RESIDENCE
- 0.9 OF A MILE TO STORRINGTON CENTRE
- RE-FITTED KITCHEN/BREAKFAST ROOM
- SINGLE GARAGE AND AMPLE OFF ROAD PARKING
- GENEROUS PLOT
- LIGHT AND AIRY LIVING SPACES
- CONSERVATORY ROOM



Accommodation

Entrance hall * Sitting room * Kitchen/breakfast room * Dining room * Study/Bedroom 3 * Conservatory * Principal bedroom with en-suite shower room * Bedroom two * Family bathroom * Utility room * Landscaped rear garden * Detached single garage * Off road parking * EPC rating C *

Directions

From the offices of GL & Co in the High Street, Storrington proceed in an easterly direction to the mini-roundabout and turn left up School Hill (B2139). At the brow of the hill continue into Thakeham Road and proceed along until the next mini-roundabout by Steyning Grammar School. Take the first exit staying on the B2139 towards Thakeham, continuing past the first turning on the right into Crescent Rise. The property will be found after a short distance on the right hand side. What3words///agency.recitals.reply

The Property

Positioned on the Storrington/Thakeham borders, this well-presented detached bungalow boasts over 1800 sq ft of accommodation and enjoys a generous plot, offering both privacy and versatility within a mile of the amenities of Storrington village. Thoughtfully designed, the property seamlessly blends character with modern convenience, creating a warm and inviting home perfectly suited for those seeking comfort in a peaceful yet well-connected setting. Upon entering, a spacious and welcoming hallway provides access to the principal living areas. The bright and airy sitting room is bathed in natural light through large windows, enhancing the sense of space. A separate versatile dining room leads into a charming conservatory, seamlessly integrating indoor and outdoor living while offering delightful views of the beautifully maintained rear garden. The superb kitchen/breakfast room is both stylish and functional, featuring an array of sleek wall and base-mounted units, high-quality integrated appliances, and a convenient breakfast bar. A separate utility area provides additional base and wall units, as well as direct access to the front and rear of the property. For those in need of a dedicated workspace, the study offers a quiet retreat ideal for home working or relaxation. Alternatively, this room could easily serve as a third bedroom, providing flexibility to accommodate changing needs. The principal bedroom is a tranquil haven, complete with fitted wardrobes and a modern en-suite bathroom. A further generously sized bedroom also benefits from a full range of built in wardrobes and is served by a beautifully appointed family shower room, with contemporary fixtures, elegant tiling, and a walk-in shower.

Outside

The property is approached via a spacious driveway, providing ample off-road parking and leading to a detached garage, complete with an electric up-and-over door, lighting, and power. The frontage is further enhanced by a beautifully maintained garden, featuring a variety of mature shrubs and planting that add to the property's kerb appeal. One of the standout features of this property is the secluded rear garden, thoughtfully designed to offer both relaxation and practicality. A combination of terraced seating areas provides the perfect space for outdoor dining and entertaining, while the well-kept lawn is framed by raised beds and established borders, adding depth and seasonal colour. Nestled within the garden, a charming summerhouse with an adjoining workshop offers a versatile space, ideal for hobbies, a home office, or even a tranquil retreat to enjoy the surroundings.



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Situation

The property is situated on the edge of Storrington approximately 0.9 miles from the village centre and Thakeham, which is approximately 1.3 miles. Storrington has comprehensive shopping facilities including a Waitrose, restaurants, independent cafes and a Costa, primary school, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum. Thakeham village has a parish church, a popular public house and benefits from a new village hall, Meadow store and cafe, a new independent veterinary practice, an outside play area and pretty village pond. There are mainline stations in Pulborough and Billingshurst.

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. There is also a tennis club at West Chiltington. 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. Thakeham also provides sporting and recreational facilities with many activities in the new village hall. Thakeham has direct access to a network of footpaths and bridleways that criss-cross the beautiful West Sussex countryside.

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 E. Please contact Horsham District Council on (01403) 215100

In The Know

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

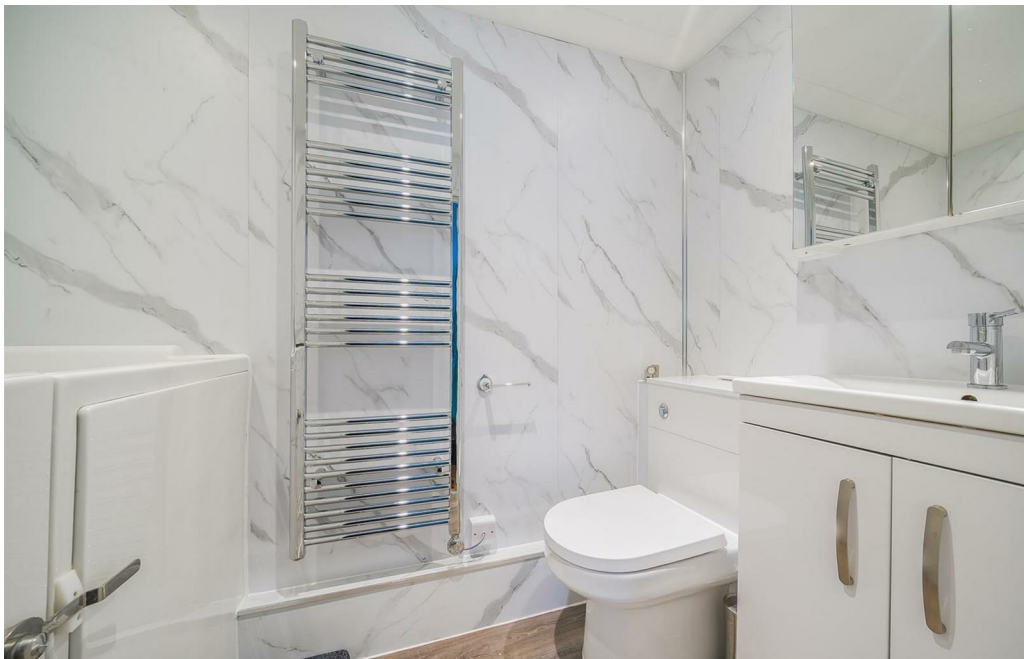
Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: 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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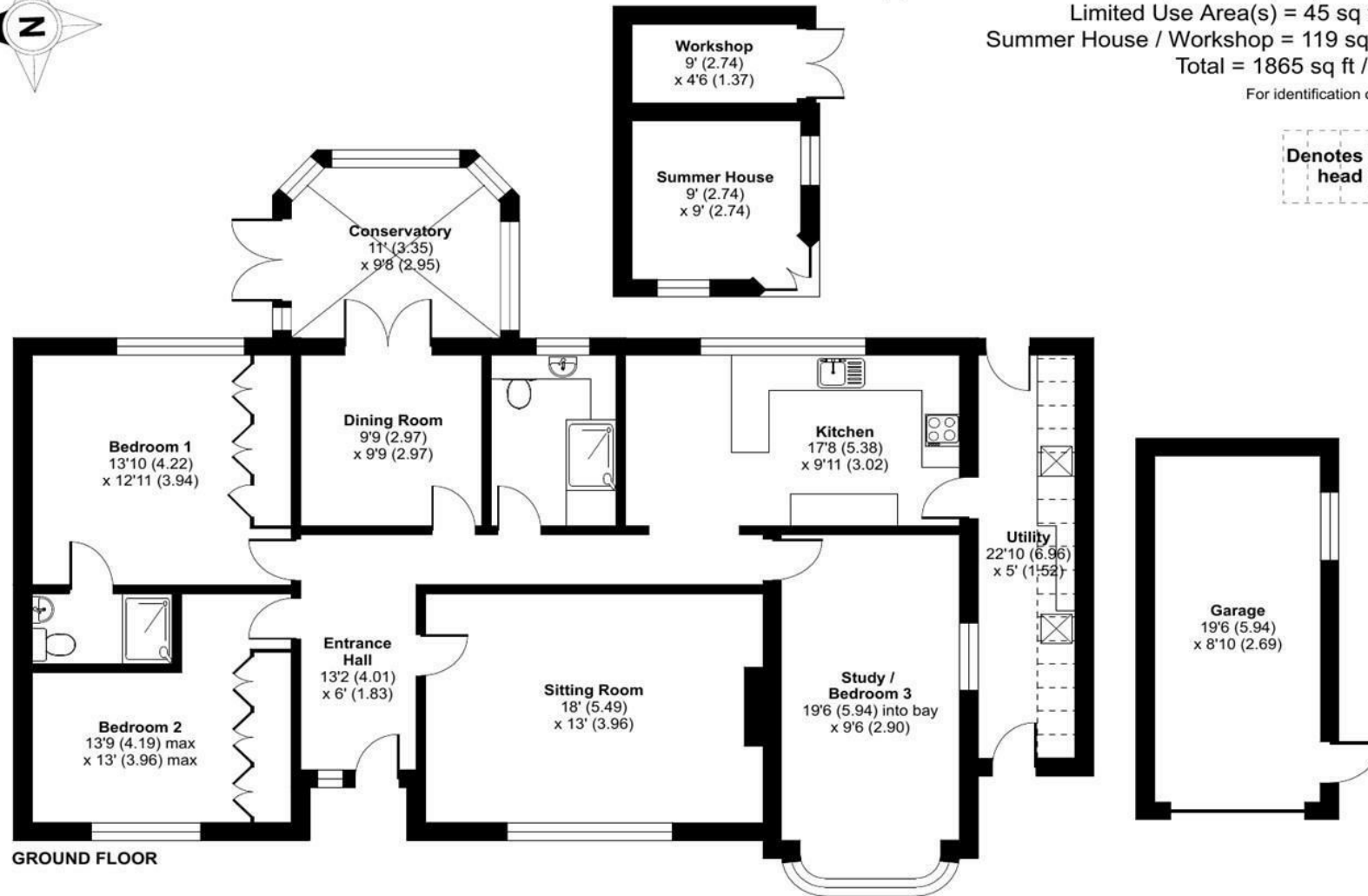
Approximate Area = 1701 sq ft / 158 sq m (includes garage)

Limited Use Area(s) = 45 sq ft / 4.2 sq m

Summer House / Workshop = 119 sq ft / 11 sq m

Total = 1865 sq ft / 173.2 sq m

For identification only - Not to scale



Denotes restricted head height

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for GL&CO Estate Agents. REF: 1257641

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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