



Price Range £550,000 - £575,000  
Watermeadow Lane, Storrington

**kw** **MARTIN LUNDY**  
ESTATE AGENTS

## Watermeadow Lane, Storrington RH20 3GU

Built to exacting standards by Crest Nicholson in 2018, this three storey semi detached house offers well proportioned accommodation within half a mile of Thakeham Primary School and the Rock Road site of Steyning Grammar. Storrington's bustling village centre is about a mile away, offering a wide choice of pubs, cafes, shops and restaurants, plus a Waitrose supermarket, doctors, dentists, takeaways and a library. There are wonderful walks almost from the front door, including into the South Downs National Park, which is close by.

The ground floor features a good sized living / dining room with a large understairs cupboard and opens onto the conservatory. From here, a door leads into the oversized integral single garage and there are steps down to the south west facing rear garden. The kitchen has space for a table and chairs and there's a downstairs loo. The first floor has a wonderful guest bedroom suite with shower room and a lovely view across a green to the front. There are two further double bedrooms, a really good sized single bedroom and a smart, modern family bathroom on this level. The main bedroom suite spans the top floor and has a large ensuite shower room plus the same lovely view. Home workers will appreciate the flexible layout and the scope to alternatively use a couple of bedrooms as studies, as the current owners do.

To the front of the house is a small garden, plus a double width driveway in front of the garage. The well stocked, fully enclosed rear garden is a great place to relax with family and friends. Stepping stones lead across the lawn to a patio seating area and summerhouse and there's a useful tool shed.





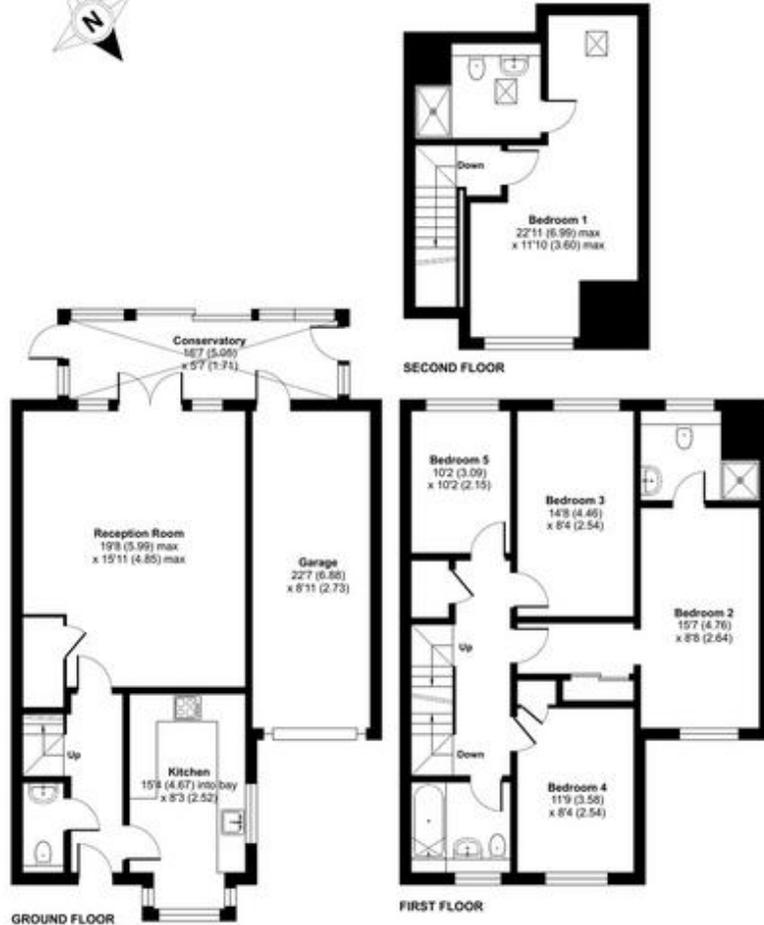
## Watermeadow Lane, Storrington, RH20

Approximate Area = 1691 sq ft / 157 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 1882 sq ft / 174.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © iichcom 2025. Produced for Lundy-Lester Ltd. REF: 1365339



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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