



Price Range £575,000 - £600,000
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.





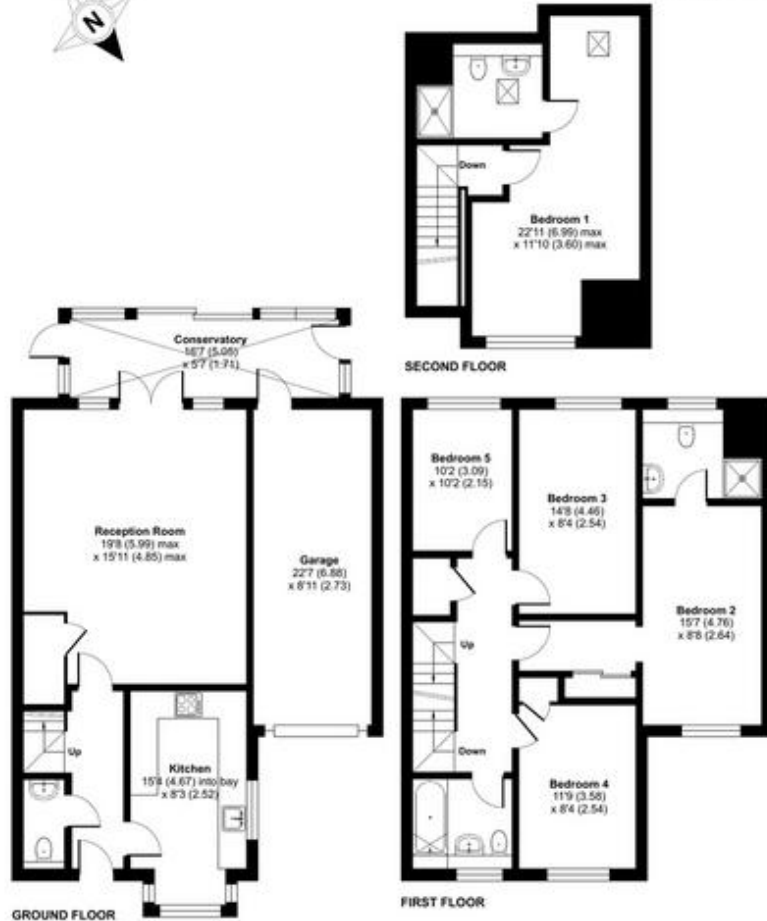
Watermeadow Lane, Storrington, RH20

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

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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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.