



Price Range £725,000 - £750,000

Long Acres, Newhouse Lane, Storrington



Long Acres, Newhouse Lane, Storrington, RH20 3HQ

Offered chain free, this well presented detached bungalow occupies a desirable semi rural position, combining peaceful surroundings with good access to all local amenities. The spacious accommodation includes a modern kitchen paired with a separate utility room. The bright and welcoming living room flows seamlessly into the conservatory, creating an additional space to enjoy the views across the beautifully maintained south facing garden. There's a good sized principal bedroom with an ensuite featuring his and hers washbasins. Of the two further double bedrooms, one is currently used as a study, with a range of fitted office furniture, perfect for working from home.

Outside, the driveway leads to the garage with an electric door, providing ample parking and storage. Enjoying a tranquil location with countryside walks close by, yet within easy reach of nearby shops, bars, restaurants, cafes and local transport links, this attractive property offers an excellent opportunity for those seeking comfortable single-storey living in a highly desirable location.

Less than two miles from Storrington's bustling village centre, all local amenities are close by. A number of primary schools are nearby, with older children being in catchment for Steyning Grammar.

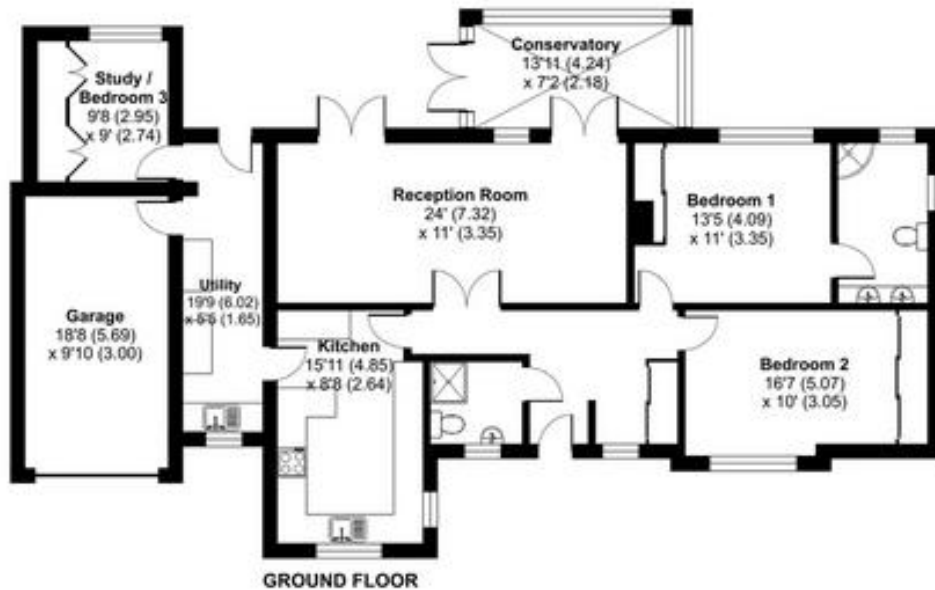




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Approximate Area = 1332 sq ft / 123.7 sq m
Garage = 184 sq ft / 17.1 sq m
Total = 1516 sq ft / 140.8 sq m
For identification only - Not to scale



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

kw MARTIN LUNDY
ESTATE AGENTS

☎ 01798 817257

🏠 Lancaster House, Storrington Road, Thakeham, RH20 3NA

✉ martin.lundy@kwuk.com

DISCLAIMER

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.