



Wren Cottage Browns Lane, Storrington - RH20 4LQ

Guide Price £475,000

Wren Cottage, Browns Lane, Storrington

- Three bedroom home with south facing garden and close to the High Street and amenities
- Large entrance hall with storage cupboard
- Kitchen with space for appliances, oven with grill, hob and access to side of property
- Sitting room with fireplace and doors to garden
- Ground floor bedroom or study
- Ground floor bathroom with separate shower
- Main bedroom with fitted wardrobes and en-suite shower room
- Second double bedroom
- Driveway parking and single garage
- South facing garden with patio terrace and a variety of plants and shrubs
- Car charger is not included in the sale

This well-presented three bedroom detached house is ideally located close to the High Street and local amenities, offering both convenience and comfort for modern family living. Upon entering the property, you are welcomed by a spacious entrance hall with a useful storage cupboard, providing ample space for coats and shoes. The kitchen is thoughtfully designed with space for appliances and features an oven with grill, a hob, and direct access to the side of the property, making it practical for every-day use. The sitting room is a bright and inviting space, complete with a fireplace and double doors that open onto the garden, perfect for relaxing or entertaining guests. The ground floor also offers a flexible room that can be used as a bedroom or study, as well as a well-equipped bathroom with a separate shower for added convenience. Upstairs, the main bedroom benefits from fitted wardrobes and an en-suite shower room, while the second double bedroom offers plenty of space for family or guests. Additional features include driveway parking and a single garage (please note that the car charger is not included in the sale).

The south facing garden is a true highlight of this property, providing a private and sunny outdoor space to enjoy throughout the year. A generous patio terrace offers the ideal spot for outdoor dining or relaxing with family and friends. The garden has a variety of established plants and shrubs, creating a peaceful and colourful setting. There is also direct access from the sitting room, allowing for seamless indoor-outdoor living during the warmer months. The single garage and driveway provide secure parking and additional storage options, while the side access makes it easy to maintain the garden or bring in bicycles and equipment.

The property is offered with the advantage of no forward chain.

Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24. The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

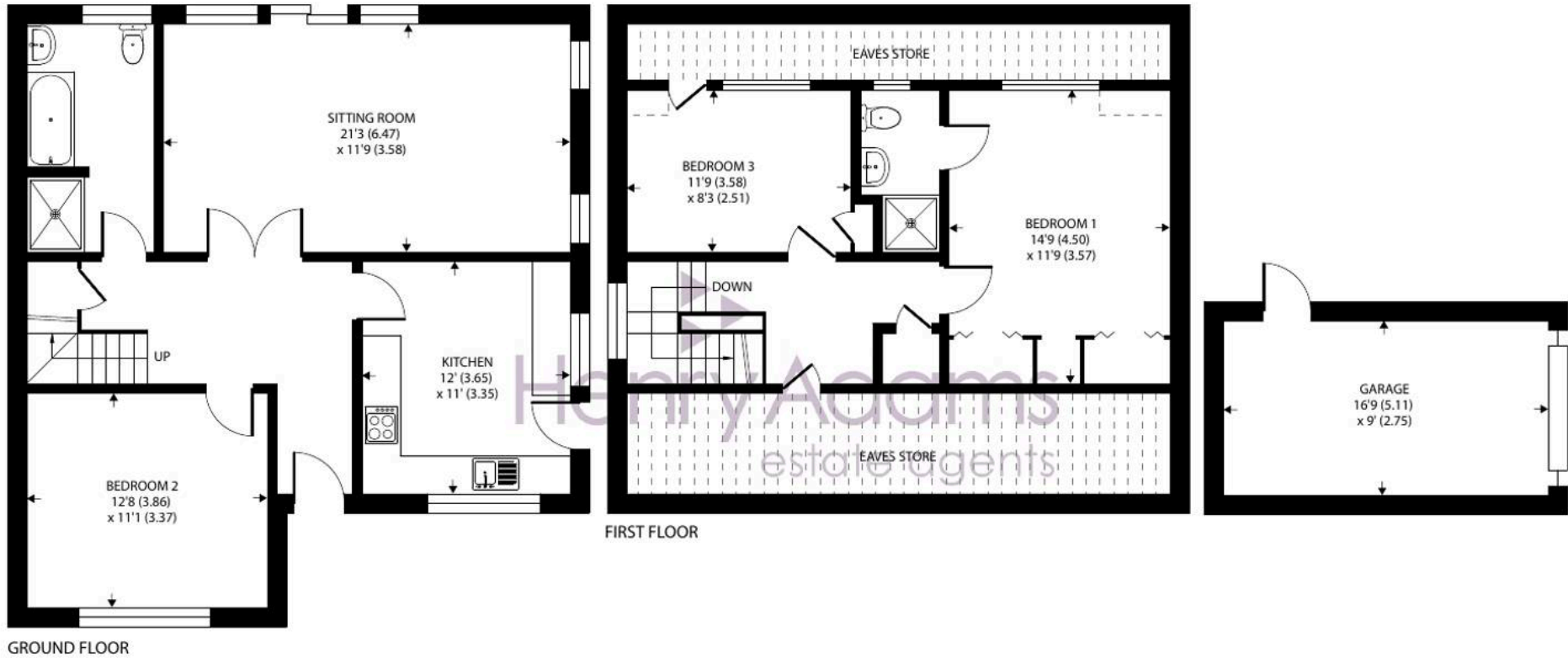
EPC Environmental Impact Rating: D







Denotes restricted head height



Approximate Area = 1168 sq ft / 108.5 sq m
Limited Use Area(s) = 295 sq ft / 27.4 sq m
Garage = 151 sq ft / 14 sq m
Total = 1614 sq ft / 149.9 sq m

For identification only - Not to scale





Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535

storrington@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.