



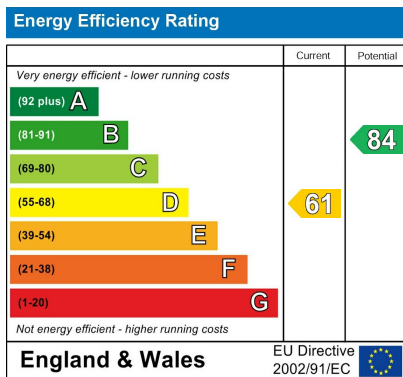
7 St. Joseph's Mews, Greyfriars Lane, Storrington, West Sussex RH20 4GJ





# 7 St. Joseph's Mews, Greyfriars Lane, Storrington, West Sussex RH20 4GJ

Guide Price £575,000 Leasehold



## Accommodation

Entrance hall \* Kitchen / breakfast Room \* Sitting room \* Dining area \* Shower room \* First floor landing \* Principal bedroom \* Ensuite bathroom \* Bedroom two \* Garage \* Off road parking \* Communal grounds \* EPC rating D \*

## Directions

What3words///quench.wink.recording

## The property

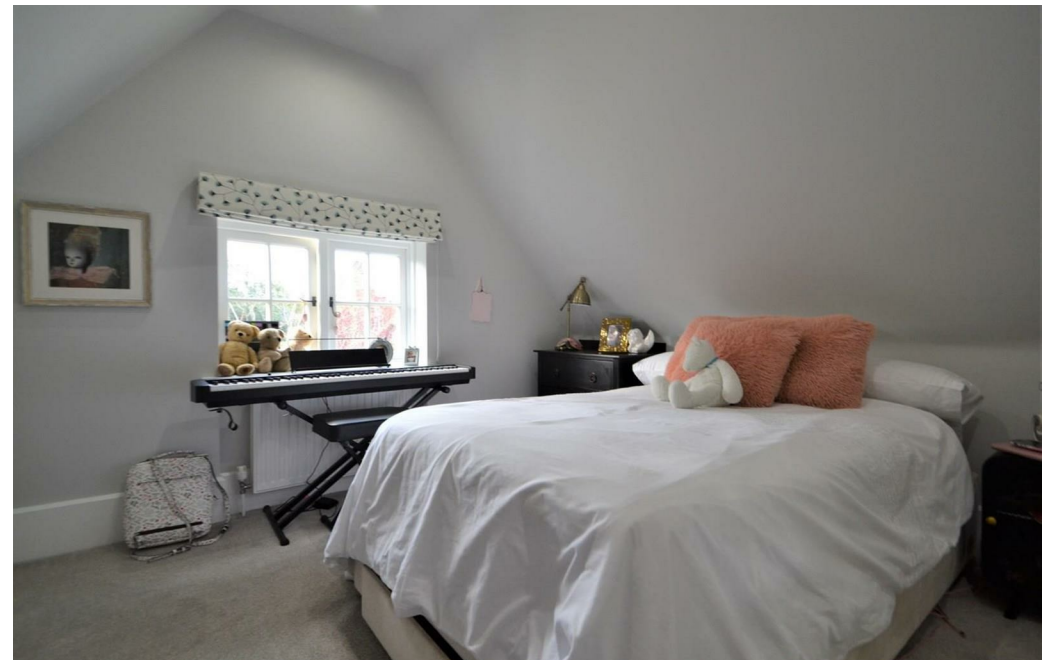
This attractive mews house forms part of the Abbey's historic grounds and enjoys a peaceful setting within the development. The property provides well-balanced accommodation arranged over two floors, with characterful features and a practical layout suited to modern living. The ground floor welcomes you via an entrance hallway leading through to a well-equipped kitchen. The kitchen offers a range of integrated appliances including an oven, induction hob, slimline dishwasher and under-counter fridge and freezer, with space for further freestanding appliances. Beyond the kitchen lies the sitting and dining room, a comfortable and inviting space ideal for everyday living and entertaining. The room is centred around an attractive gas fire, creating a warm focal point and enhancing the cosy atmosphere of the home. Partway up the staircase, a shower room provides additional convenience and includes a shower cubicle, wash basin and WC. On the first floor, the accommodation continues with two generously sized bedrooms. The principal bedroom enjoys the benefit of a spacious ensuite bathroom, which features steps leading down to a bath, alongside a double shower cubicle, wash basin and WC. A second double bedroom completes the accommodation, offering flexibility for guests, family members or a home office if desired.

## Outside

One of the most enchanting aspects of this home is its setting within the beautiful communal grounds of St Joseph's Abbey, which extend to approximately five acres. These wonderfully maintained grounds provide residents with a peaceful and picturesque environment, surrounded by mature trees and open green space. Residents also enjoy access to a communal tennis court, adding to the lifestyle appeal of the development. The property itself benefits from a private courtyard area, offering an ideal spot for outdoor seating or morning coffee, together with one allocated parking space and a garage.

## History

Tucked away within the historic grounds of the Grade II listed St Joseph' Abbey, this charming two-bedroom mews house offers a rare opportunity to enjoy a unique blend of heritage, tranquillity and modern living, all set at the foot of the magnificent South Downs and within easy reach of the thriving village of Storrington. Steeped in local history, St Joseph's Abbey is one of the area's most distinctive and admired buildings. Constructed in Gothic style between 1871 and 1872, the Abbey was built using materials from an earlier rectory dating back to 1621, lending the structure an even deeper sense of historical significance. In 1953, the building became home to a Dominican convent and boarding school, remaining in use until its closure in 1999. In the early 2000s, the property was thoughtfully and sympathetically restored by the highly regarded Michael Wilson Restorations, who carefully converted the Abbey into a collection of distinctive residential homes while preserving its architectural character and heritage. Today, the result is a wonderfully unique setting that combines period charm, beautiful grounds and a strong sense of community.



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## Situation

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

## 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. 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.

## Services

All mains are connected. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1000 Mbps.

## In The Know

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

## Council Tax

Council Tax Band G. Please contact Horsham District Council on (01403) 215100

## Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

## Disclaimer

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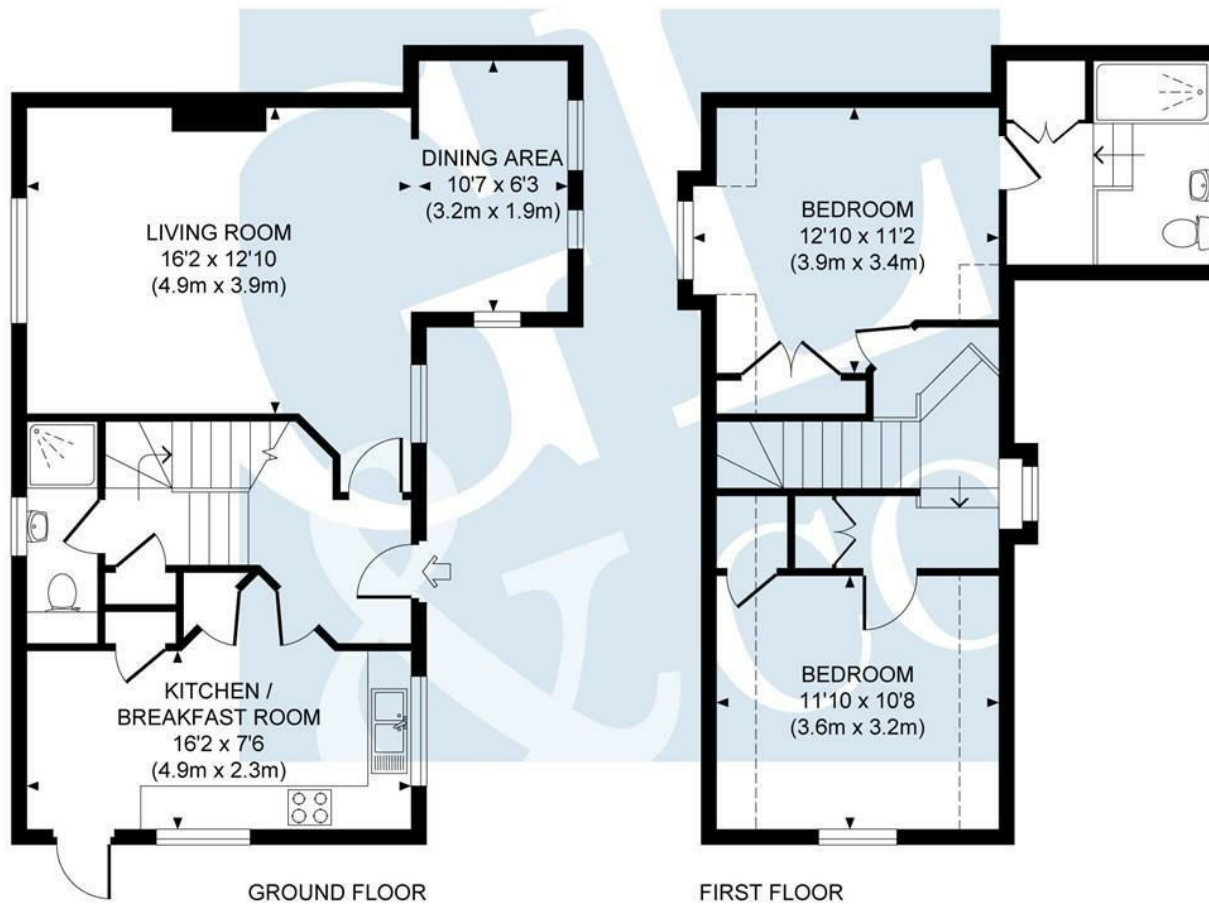
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Approximate Gross Internal Area  
993 sq ft / 92.2 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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