



39 Ravenscroft, Storrington, West Sussex RH20 4EH





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Guide Price £170,000 Leasehold



- BRICK BUILT STORAGE SHED
- PRIVATE STORAGE CUPBOARD
- OWN PRIVATE GARDEN AREA
- WELL PRESENTED 1 BEDROOM FIRST FLOOR APARTMENT
- DOUBLE BEDROOM WITH BUILT-IN WARDROBES

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Accommodation

\* Communal entrance \* Stairs to first floor \* Private storage cupboard \* Private front door \* Hall \* Bathroom \* Double bedroom with full width built-in wardrobes \* Sitting room \* Modern fitted kitchen \* Private garden with brick built storage shed \* Double glazed windows \* Gas fired heating to radiators \* EPC rating C

## Directions

What3words:///riper.assets.birthdays

## Property

Entered via a private front door, the apartment opens into a central hallway that sets the tone for the well-balanced accommodation beyond. The sitting room is a particularly comfortable and inviting space, generous enough to accommodate both seating and dining areas, with a pleasant outlook that enhances the light and airy feel throughout. From here, the layout flows naturally into a well-appointed kitchen, thoughtfully arranged with matching wall and base mounted units, ample work surface space and room for appliances, creating a practical yet functional setting for everyday living. The double bedroom is well proportioned and benefits from fitted wardrobes along one wall, providing excellent built-in storage while maintaining a sense of openness. The bathroom is fitted with a panel enclosed bath with shower over, wash hand basin and WC, completing the accommodation.

## Outside

To the rear, the property enjoys a south-facing garden, predominantly laid to lawn with a pathway leading through and the added benefit of a brick-built storage shed. There is a possibility the garden could be screened for further privacy.

## 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.



To arrange a viewing call us on 01903 742354 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)



## Sporting & 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.

## Council Tax

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

## Lease

There are 173 years left on the lease which expires in December 2199. The property is managed by Saxon Weald and the maintenance/service charge for 2026/2027 is estimated to be £675 per annum

## Services

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

## In The Know

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

## Viewing

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





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Approximate Gross Internal Area  
434 sq. ft / 40.33 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 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

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