



2 Chantry Close, Storrington - RH20 4BX

Offers Over £600,000



## 2 Chantry Close

Storrington, Pulborough

- Sitting room with picture windows and stunning views towards the south downs
- Kitchen with cooker, space for fridge / freezer, door to garden and stunning views
- Fourth bedroom or study
- Main bedroom with fitted wardrobes and en-suite shower room
- Two double bedrooms both with fitted wardrobes and family bathroom
- Conservatory with utility area overlooking garden
- Driveway parking, single garage and electric car charge point
- Solar Panels
- Unique garden with various seating areas to take either morning coffee or an evening sundowner
- Variety of plants and shrubs offering year round foliage and privacy
- South Downs National Park within three minutes walk of the property and walking distance to the village centre

In a picturesque setting with captivating views towards the stunning South Downs and close to the village centre is this 4-bedroom detached house. 'The Shambles' is a unique property with a layout to take full advantage of the views and situation. Upon entering the property at ground level stairs lead up to the spacious sitting room with picture windows that allow natural light to flood the room while offering scenic views of the surrounding landscape. The kitchen again has the stunning views of the South Downs and whilst may requiring updating for your personal requirements offers a well thought out layout with ample space for cooker, dishwasher and fridge freezer and access to the garden via an external Italian spiral staircase. Completing this level is the fourth bedroom or study.

On the ground floor there is the main bedroom with fitted wardrobes and an en-suite shower room and cloakroom.

On the lower ground floor there are two generous double bedrooms both with fitted wardrobes and a family bathroom with separate shower. Completing the accommodation is a conservatory / sun room with plumbing for washing machine and with direct access to the garden.

The property benefits from solar panels which also assist with the supply of hot water for the property during the summer months.





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: F

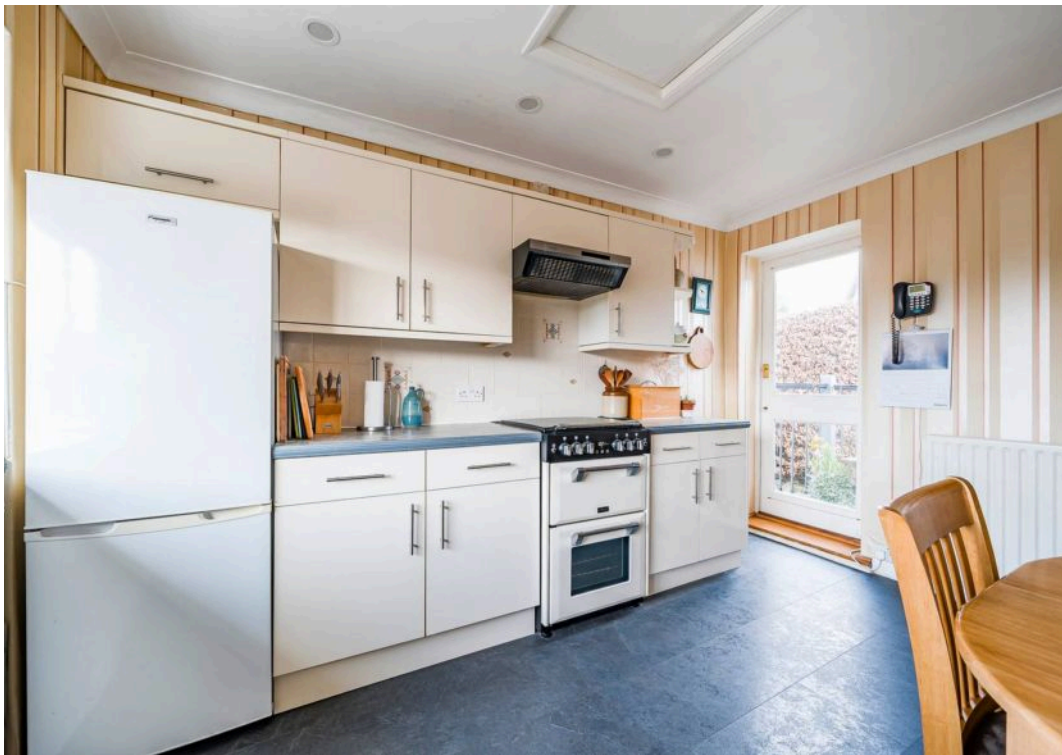
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:











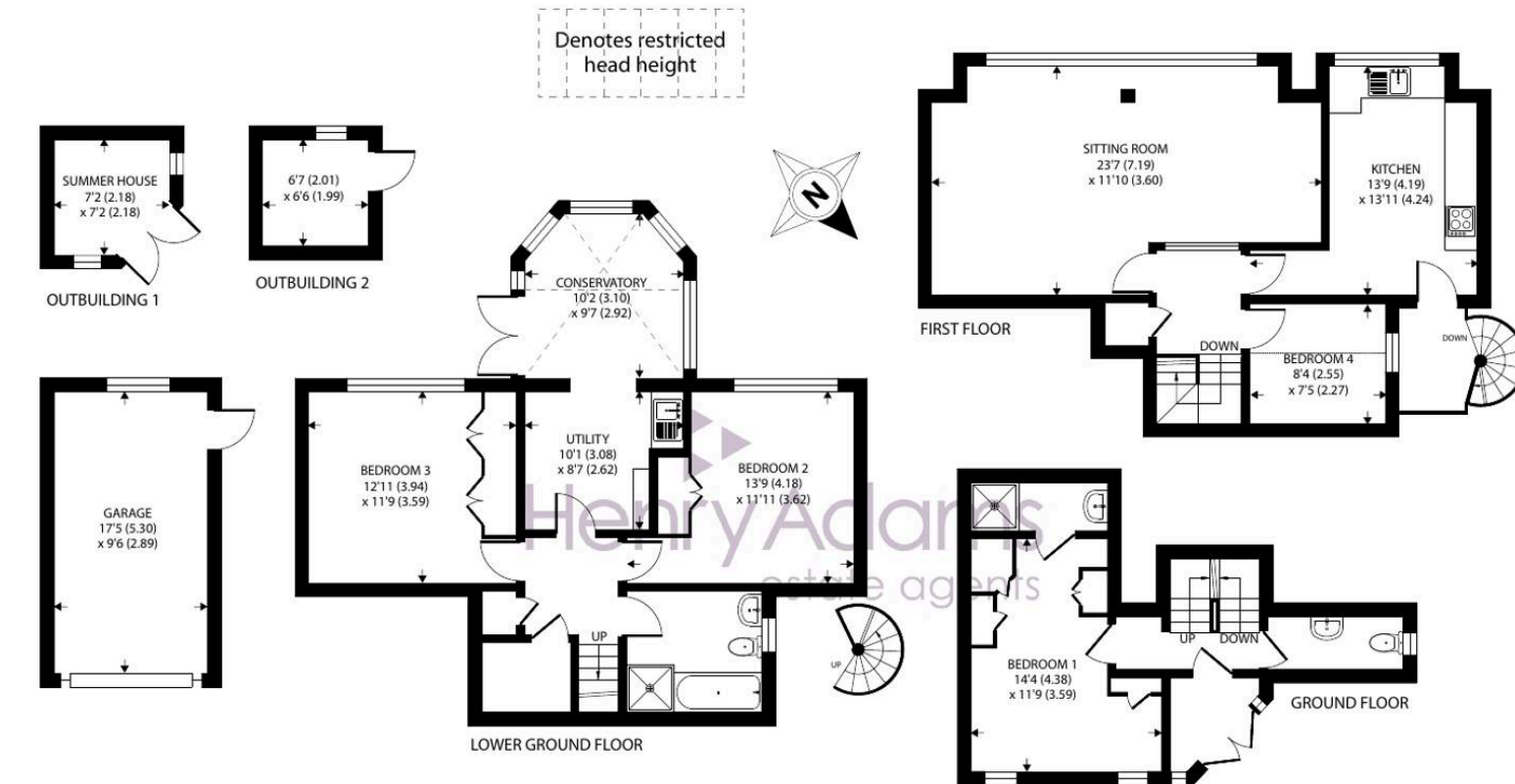












Approximate Area = 1464 sq ft / 136 sq m  
 Limited Use Area(s) = 37 sq ft / 3.4 sq m  
 Garage = 165 sq ft / 15.3 sq m  
 Outbuildings = 88 sq ft / 8.1 sq m  
 Total = 1754 sq ft / 162.8 sq m

For identification only - Not to scale



## Henry Adams - Storrington

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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