



4 The Laurels Pulborough Road, Storrington - RH20 4FH

Offers Over £425,000



## 4 The Laurels, Pulborough Road, Storrington

- A well presented three bedroom home close to village amenities in a tucked away position
- Kitchen with space for breakfast table
- Sitting room with French doors to garden
- Ground floor cloakroom
- Two double bedrooms on first floor and family bathroom
- Main bedroom on top floor with en-suite
- Single garage and parking space en-bloc
- West facing garden with patio area
- Visitor parking
- Air purification system and solar panels

Introducing a charming 3-bedroom eco townhouse nestled in a peaceful and convenient location close to village amenities. This well-presented home offers a comfortable living space and a desirable layout for modern living. As you step inside, you are greeted by a welcoming kitchen, providing ample space for a breakfast table. The sitting room has French doors opening to the garden and space for dining table and under stairs cupboard.

The ground floor is further complemented by a convenient cloakroom, ensuring practicality and comfort for residents and guests alike. Moving upstairs, the first floor comprises two generously proportioned double bedrooms along with a family bathroom. Ascending to the top floor, the main bedroom offers a private retreat with an en-suite shower room.

For added convenience, this property includes a single garage and a parking space en-bloc, ensuring parking solutions for residents and visitors alike. The west-facing garden features a delightful patio area, perfect for al-fresco dining and outdoor relaxation in the warmer months. In addition to the visitor parking, residents can take advantage of the air purification system and solar panels, enhancing sustainability and indoor air quality in the home.





This property presents an opportunity for those seeking a well-appointed and thoughtfully designed townhouse in a sought-after location. Close to the duck pond and within easy access of Storrington Village and all that is on offer.

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: C

EPC Environmental Impact Rating: B

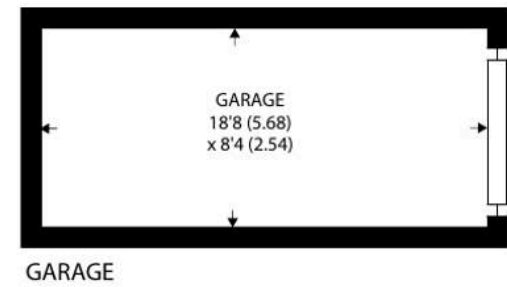
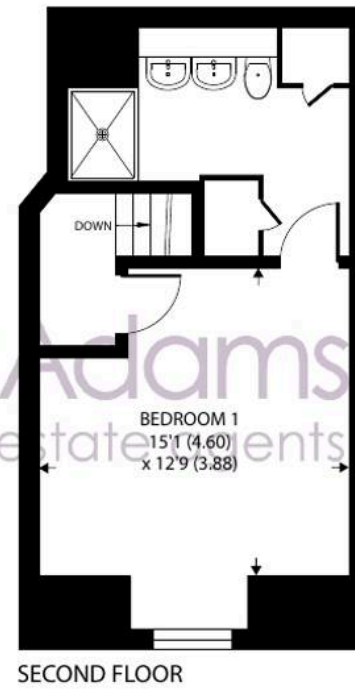
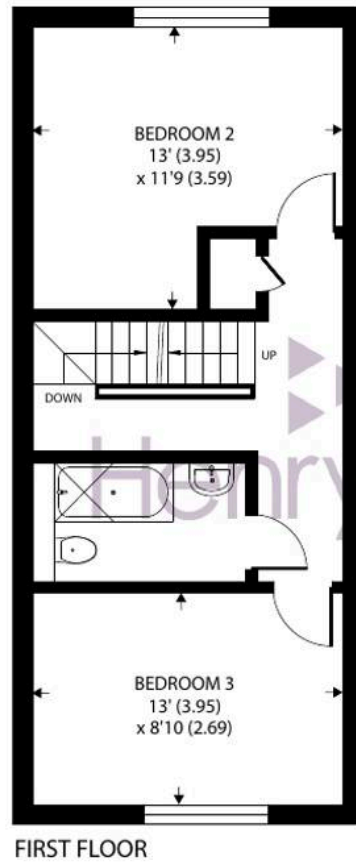
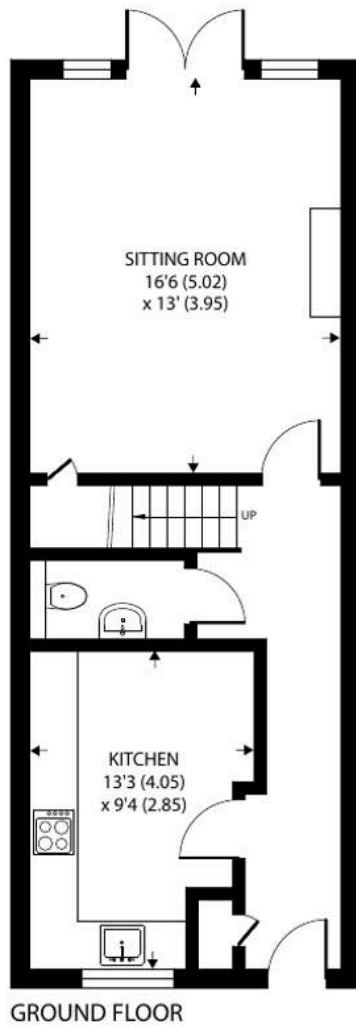












Approximate Area = 1220 sq ft / 113.3 sq m  
 Garage = 155 sq ft / 14.3 sq m  
 Total = 1375 sq ft / 127.6 sq m

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](mailto:storrington@henryadams.co.uk) • [www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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