



Sundown Mill Lane, Storrington - RH20 4NF

Offers Over £350,000



# Sundown Mill Lane

Storrington, Pulborough

- A three bedroom semi-detached home in need of updating within walking distance of the village shops and amenities
- Sitting room with fireplace overlooking garden to the front
- Kitchen with double oven, dishwasher, space for fridge freezer
- Garden room leading off kitchen ideal for a dining table
- Three first floor bedrooms with wardrobes and family shower room
- Single garage and driveway parking
- Courtyard garden to the rear and front secluded lawned garden
- No forward chain

Introducing this 3 Bedroom Semi-Detached House, ideally situated within a stone's throw of the village shops and amenities. Awaiting your personal touch, this residence beckons with a sitting room boasting a fireplace, not currently working and garden views. The practical kitchen comes equipped with a double oven, dishwasher, and space for a fridge freezer, while the adjacent garden room is perfectly suited for a dining table, offering a seamless transition from meal preparation to enjoyment.

Ascend to the first floor to discover three bedrooms complete with wardrobes, accompanied by a family shower room. A single garage and driveway parking supply convenience, while the rear courtyard garden and front secluded lawn provide outdoor retreats for relaxation and leisure. To the rear there is a small courtyard garden with garden shed and greenhouse.

Offered without the encumbrance of a forward chain, this property presents an opportunity to craft a personalised haven in a delightful locale.





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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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

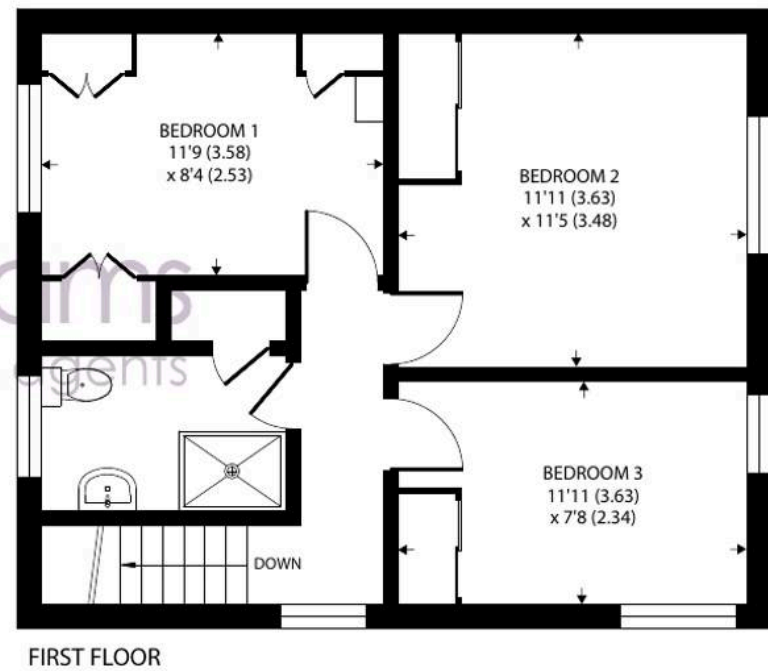
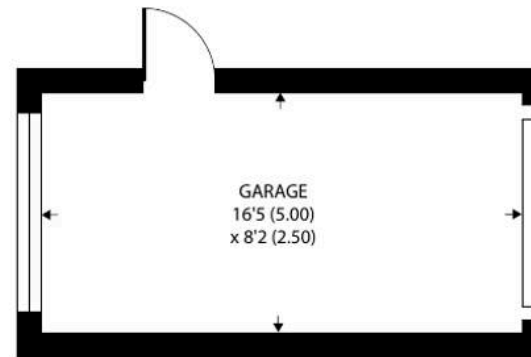
EPC Environmental Impact Rating:











Approximate Area = 1048 sq ft / 97.3 sq m  
Garage = 135 sq ft / 12.5 sq m  
Total = 1183 sq ft / 109.8 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