



30 Southdown Way, Storrington - RH20 3NS

Guide Price £350,000

 **Henry Adams**
estate agents

30 Southdown Way, Storrington

- End of terraced house with south facing garden, garage and driveway parking
- Sitting / dining room with patio doors to garden
- Modern kitchen with integrated fridge, dishwasher, washing machine along with single oven and hob
- Ground floor cloakroom
- Three double bedrooms and family bathroom
- South facing garden with patio area and side access to the front
- Close to village centre and amenities
- Within easy reach of Thakeham First School and Steyning Grammar Rock Road site
- Sold with the advantage of no onward chain

This well-presented three bedroom end of terrace house offers a superb opportunity for buyers seeking a modern and conveniently located home, with the added benefit of no onward chain.

The property features a spacious sitting and dining room that is filled with natural light and offers direct access to the garden through patio doors, creating a welcoming and versatile living space. The contemporary kitchen is fitted with a range of integrated appliances, including a fridge, dishwasher and washing machine, as well as a single oven and hob, providing a practical and stylish environment for cooking and entertaining. A ground floor cloakroom adds further convenience for residents and guests.

Upstairs, the property boasts three generously sized double bedrooms, each offering comfortable accommodation and flexibility for family life or home working. The family bathroom is well appointed, serving all bedrooms. Additional features include a garage and driveway parking, ensuring ample space for vehicles and storage.

Situated close to the village centre and its wide array of amenities, the house is ideally positioned for access to local shops, cafes and services. Families will appreciate the proximity to Thakeham First School and the Steyning Grammar Rock Road site, both of which are within easy reach and highly regarded in the area. This attractive home is perfect for buyers looking to settle in a friendly community with excellent transport links and educational facilities. With its light-filled interiors, modern fittings and practical layout, this property represents an outstanding opportunity for those seeking a move-in ready home in a sought-after location.

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

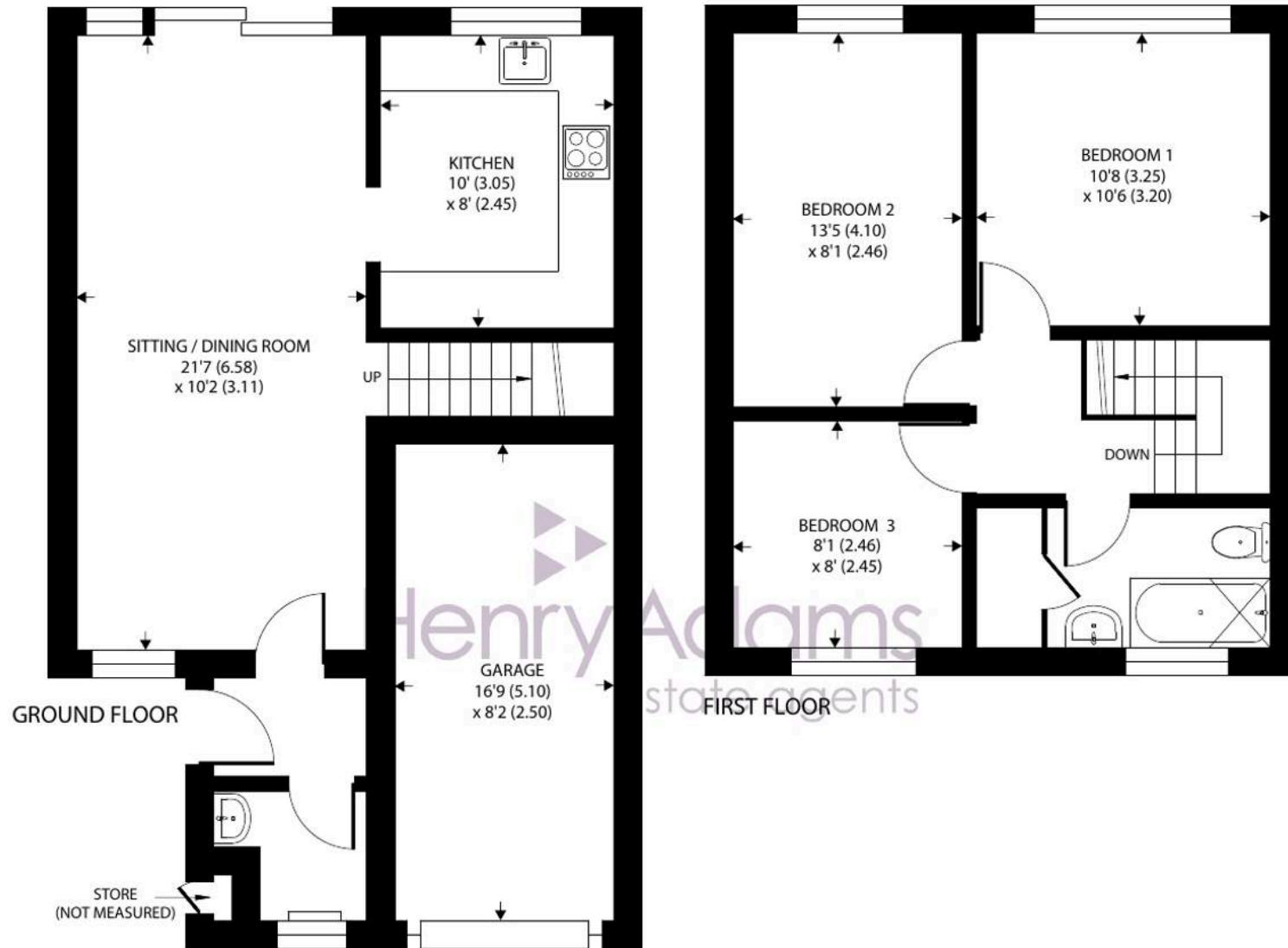
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







Approximate Area = 792 sq ft / 73.5 sq m (excludes store)

Garage = 129 sq ft / 11.9 sq m

Total = 921 sq ft / 85.4 sq m

For identification only - Not to scale





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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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.