



8 Longland Avenue, Storrington - RH20 4HY

Guide Price £550,000

8 Longland Avenue, Storrington

- A well presented and extended family home in sought after Longland Avenue with South West facing garden and views of the South Downs
- Two generous reception rooms, ideal playroom / family room to the front and sitting room with bi-fold doors to the rear overlooking the garden
- Extended kitchen with integrated appliances, range of cupboards and dining area opening to garden, with utility / coat area
- Main bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- Single garage and driveway parking
- South west facing garden with generous patio area and a variety of plants and shrubs
- Easy walking into the village and all amenities on offer, near to Tesco Express, The Glebe doctors surgery and local bus stops
- No forward chain

This well presented and thoughtfully extended four bedroom detached house is situated on the highly sought after Longland Avenue, offering an ideal family home with impressive views of the South Downs.

The property features two generous reception rooms, including a versatile playroom or family room at the front, and a spacious extended rear sitting room complete with bi-fold doors that provide an abundance of natural light and seamless access to the garden. The extended kitchen is well equipped with integrated appliances and space for additional appliances, a comprehensive range of cupboards, and a dedicated dining area, creating a sociable space for entertaining or family meals. The kitchen also benefits from a practical utility (ideal for a tumble dryer as there is no plumbing) and coat area, ensuring day-to-day convenience.

The main bedroom is a bright and comfortable retreat, enjoying its own en-suite shower room for added privacy, while three further bedrooms and a well appointed family bathroom provide ample accommodation for family members or guests.

Additional features include a single garage and driveway parking, offering secure and convenient storage or parking options. The south west facing garden is a true highlight, with a generous patio area and a variety of mature plants and shrubs, creating an attractive outlook from the principal rooms. The property was also fully re-roofed in 2023.

The property is ideally located within easy walking distance of the village centre and its wide range of amenities, including a Tesco Express, The Glebe doctors surgery, and local bus stops, making every-day living straightforward and accessible. Offered with no forward chain, this home presents an excellent opportunity for those seeking a well maintained and spacious property in a desirable location, ready for immediate occupation.

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: D

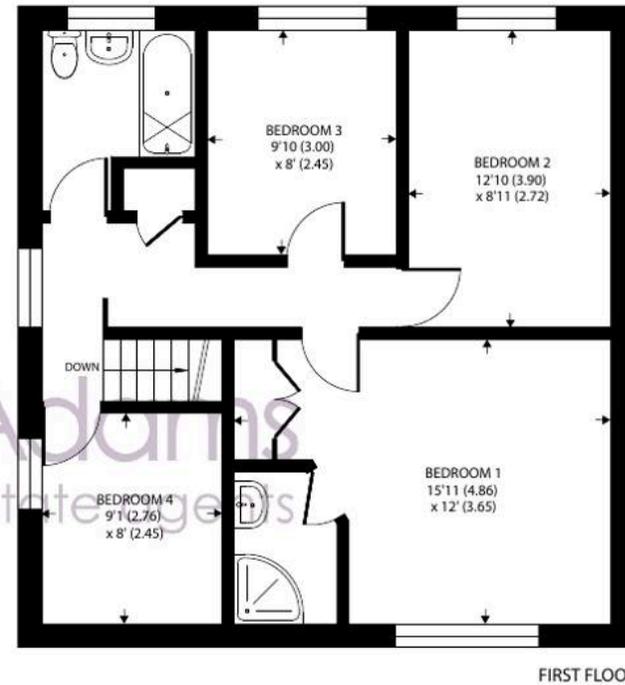
EPC Environmental Impact Rating: D











Approximate Area = 1395 sq ft / 129.5 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 1516 sq ft / 140.7 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.