



Dean Cottage Amberley Road, Storrington - RH20 4JE

Guide Price £525,000

Dean Cottage, Amberly Road, Storrington

- A renovated and extended three bedroom home close to amenities of doctors surgery and Tesco Express
- Sitting room with feature fireplace with log burner
- Kitchen with range cooker, dishwasher, integrated fridge / freezer and range of cupboards
- Dining room with picture window overlooking garden
- Ground floor bedroom with access to front ideal as a office space / treatment room if required and wet room
- Two first floor double bedrooms and bathroom
- Conservatory / sunroom opening to patio terrace
- Well stocked garden with a variety of plants and shrubs, various seating areas and an fabulous entertaining space with the garden pub
- Driveway parking for two vehicles and garden shed at front
- No forward chain

This beautifully renovated and extended three bedroom semi-detached house offers spacious and versatile accommodation, ideally located close to local amenities including a doctors surgery and Tesco Express.

Upon entering, you are welcomed by a generous sitting room featuring a striking fireplace complete with log burner, creating a warm and inviting atmosphere for relaxing or entertaining guests. The modern kitchen is well appointed with a range cooker, dishwasher, integrated fridge and freezer, and an excellent selection of cupboards, ensuring ample storage and workspace for culinary enthusiasts. Adjoining the kitchen, the dining room benefits from a large picture window that floods the space with natural light and provides a pleasant outlook. The ground floor also includes a versatile bedroom with direct access to the front, which could easily serve as a home office or treatment room if required, and is complemented by a contemporary wet room for convenience.

Upstairs, two spacious double bedrooms offer comfortable retreats, both served by a stylish family bathroom, the main bedroom has a lovely balcony overlooking the garden. The property further boasts a bright conservatory or sunroom, seamlessly connecting indoor and outdoor living and creating an ideal space for year-round enjoyment. The garden has a variety of plants and shrubs and backs onto the village pond, the garden pub is a fabulous entertaining space and fully insulated with a wood burner making it a great place to relax with friends and family.

Additional features include driveway parking for two vehicles, a useful garden shed at the front, and the advantage of no forward chain, ensuring a smooth purchase process. This attractive home combines modern comforts with flexible living options, making it an excellent choice for families, professionals or those seeking space to work from home. Early viewing is highly recommended to appreciate the quality and versatility of accommodation on offer.

Storrington is a charming village set at the foot of the South Downs National Park, offering a well-established range of amenities. These include a Waitrose, Costa Coffee, a variety of independent shops, and an HSBC branch. The village also benefits from a health centre and an excellent selection of sporting and leisure facilities. These include Chanctonbury Leisure Centre for fitness classes and activities, as well as local football, rugby, and tennis clubs. The surrounding South Downs provide outstanding opportunities for walking and cycling, alongside nearby beauty spots such as Sullington Warren and Sandgate Country Park. The larger towns of Horsham and Worthing are approximately 15 and 11 miles away respectively, with convenient access to the A24. The wider area offers an extensive range of sporting and recreational facilities, including golf at West Sussex Golf Club, with additional courses at Cowdray Park Golf Club and Goodwood Golf Club. Of particular interest is the renowned RSPB Pulborough Brooks nature reserve. The area also supports a variety of bowls and cricket clubs, as well as gliding at nearby Parham. Cultural amenities include theatres in Chichester, Horsham, and Worthing, while sailing centres can be found all along the coast.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

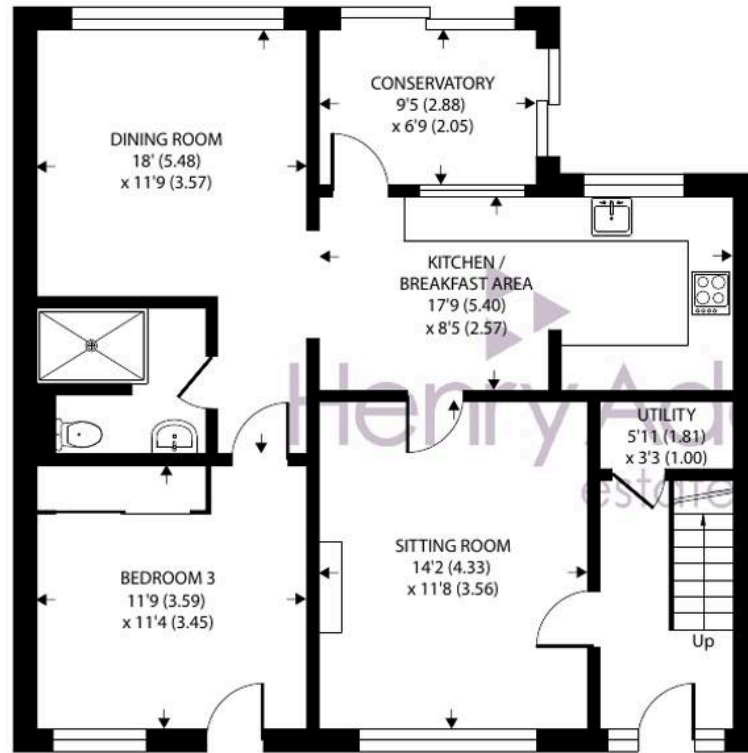
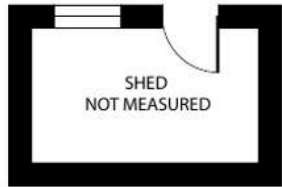
EPC Environmental Impact Rating: C



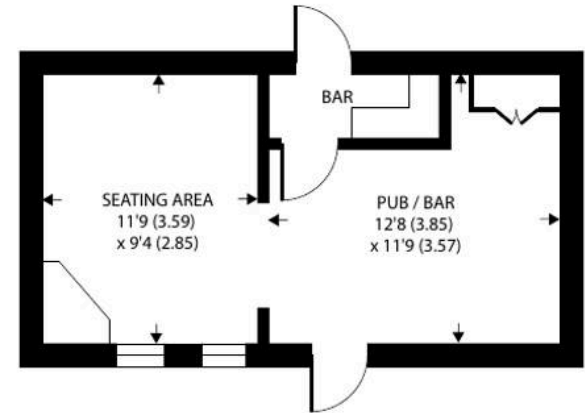








GROUND FLOOR



FIRST FLOOR

Approximate Area = 1404 sq ft / 130.4 sq m (excludes shed)

Outbuilding = 263 sq ft / 24.4 sq m

Total = 1667 sq ft / 154.8 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.