



1 Hurston Grove, Storrington - RH20 4HQ

Guide Price £750,000



1 Hurston Grove, Storrington

- A beautifully presented home with large west facing garden in plot of just under one acre, located on sought after lane on the edge of the village
- Large kitchen with range cooker, breakfast bar and large dining area opening to garden
- Three further reception rooms consisting of main family sitting room with gas log burner, second sitting room with open fire and study / playroom
- Large cloakroom and separate utility room
- Main bedroom with views over the garden, en-suite shower room
- Three further double bedrooms and family bathroom
- 245 ft west facing rear garden with large patio, decking area, summer house and garden shed, opening onto grassland
- Driveway parking for several vehicles

This beautifully presented 1930's semi detached property offers a rare opportunity to acquire a spacious and versatile family home set within a plot of just under one acre, located within easy walking distance of the village centre. With large rooms and good ceiling height there is a lovely feeling of space as soon as you enter and it continues throughout.

The accommodation is thoughtfully arranged to provide generous living space, beginning with a porch leading to a welcoming entrance hall. At the front of the property is a second sitting room with an open fire offering space for entertaining or quiet retreat, while a separate study (which could also serve as a playroom) provides flexibility for home working or family needs. The main sitting room, at the rear of the property overlooking the garden, features a charming gas log burner, creating a cosy focal point for relaxing evenings. The heart of the home is the impressive kitchen, equipped with a range cooker, ample space for appliances, breakfast bar and a large dining area that enjoys direct access to the garden, making it ideal for both everyday living and entertaining. A large cloakroom and a separate utility room add further practicality, ensuring ample storage and convenience.

Upstairs, the main bedroom enjoys lovely views over the garden and benefits from an en-suite shower room and a plenty of storage. Three further double bedrooms offer spacious accommodation for family and guests, served by a well-appointed family bathroom.

The 245ft west facing rear garden is a true feature of the property, thoughtfully landscaped with a variety of plants and shrubs, a large patio, a decking area and also a summer house and garden shed for additional storage or leisure use. There is a further area of grassland accessed via the wooden gate. Driveway parking is available for several vehicles, ensuring convenience for residents and visitors alike.

This property benefits from a high degree of privacy and combines the charm of a traditional semi detached home with modern comforts and generous proportions, making it an ideal choice for those seeking a peaceful village lifestyle within a substantial and beautifully maintained setting. Early viewing is highly recommended to fully appreciate all that this exceptional home has to 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 Chanctonbury Leisure Centre for fitness classes and activities, Storrington 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 Pulborough 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. Community Minibus Association (West Sussex) offers members a service providing shopping trips to supermarkets, social outings, visits to nearby towns. On Friday mornings at Storrington Village Hall is the Storrington Community Market offering local produce and crafts.

Council Tax band: E

Tenure: Freehold

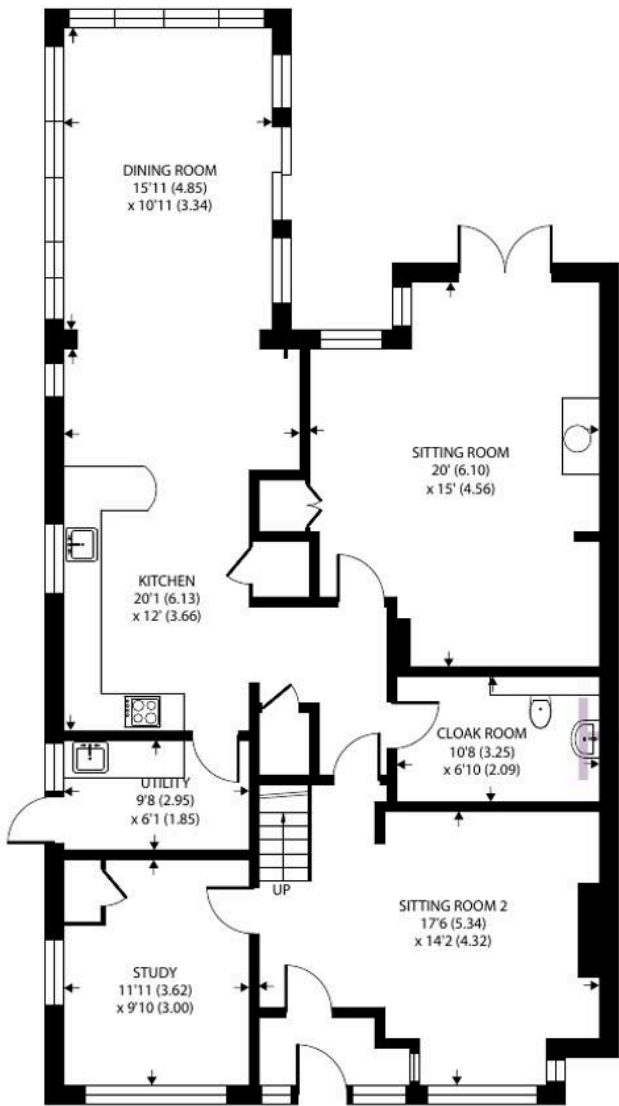
EPC Energy Efficiency Rating: D



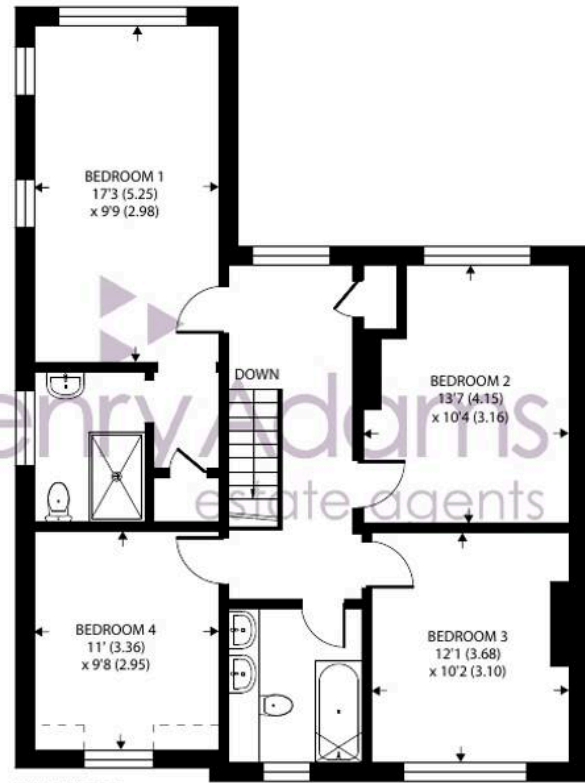






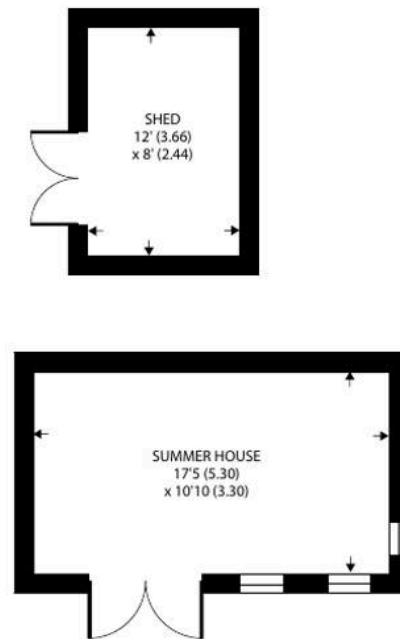


GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Approximate Area = 2152 sq ft / 199.9 sq m
 Limited Use Area(s) = 8 sq ft / 0.7 sq m
 Outbuildings = 284 sq ft / 26.3 sq m
 Total = 2444 sq ft / 226.9 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.