



7 Timberlands, Storrington - RH20 3NF

Guide Price £335,000

7 Timberlands, Storrington

- An end of terrace house within easy reach of the village and amenities
- Large sitting / dining room with doors opening to garden
- Kitchen with oven and hob and space for other appliances
- Two double bedrooms both with fitted wardrobe
- Shower room with double shower
- Enclosed rear garden with greenhouse and patio area
- Garage en-bloc
- No forward chain

This well-presented two bedroom end of terrace house offers a comfortable and practical living environment within easy reach of the village centre and local amenities.

On entering the property there is a hallway and ground floor cloakroom. There is a spacious sitting and dining room, which benefits from plenty of natural light and provides direct access to the rear garden through double doors, creating a versatile area for relaxation or entertaining. The adjacent kitchen is thoughtfully arranged and comes equipped with an oven and hob, as well as ample space for further appliances, making it ideal for those who enjoy cooking at home. Upstairs, the house boasts two generously sized double bedrooms, each with fitted wardrobes. The modern shower room is fitted with a double shower enclosure, providing a practical and stylish space for daily routines. Additional storage is available via a garage en-bloc (located nearby), which is perfect for housing a vehicle or for use as extra storage.

The property is offered with no forward chain, allowing for a straightforward and speedy purchase process. With its well-proportioned rooms, thoughtful layout and proximity to essential amenities, this house presents an excellent opportunity for first time buyers, downsizers or investors seeking a well-maintained home in a desirable village location. Early viewing is highly recommended to appreciate the quality and potential of this attractive property.



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. The Community Minibus Association (West Sussex) provides a valuable service for members, offering shopping trips, social outings, and visits to nearby towns. In addition, Storrington Village Hall hosts a popular Community Market every Friday morning, where local produce and crafts are available.

Council Tax band: D / Tenure: Freehold

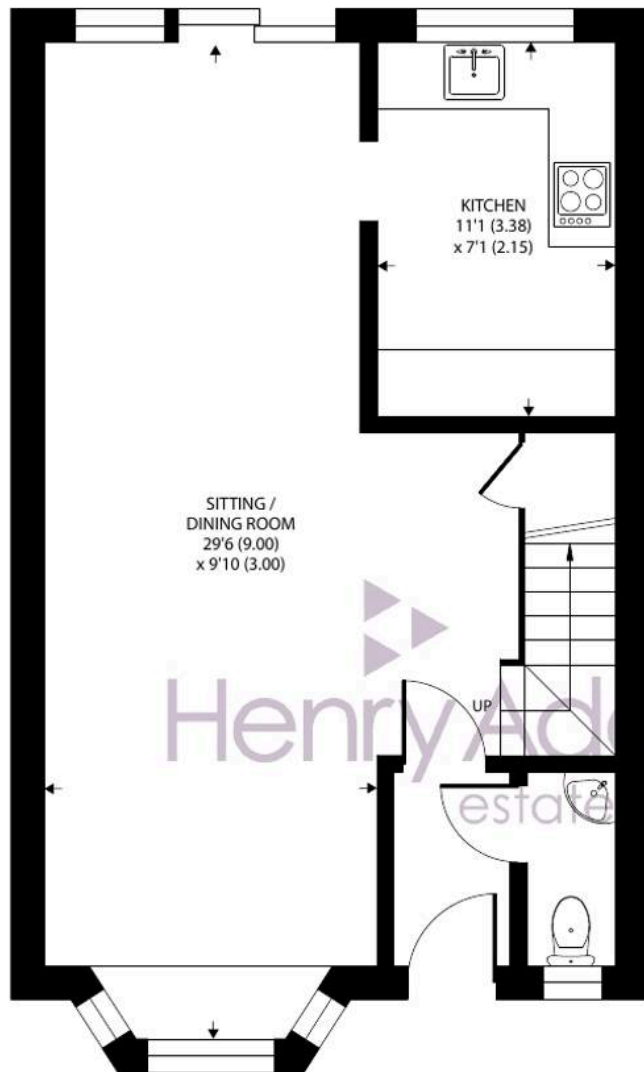
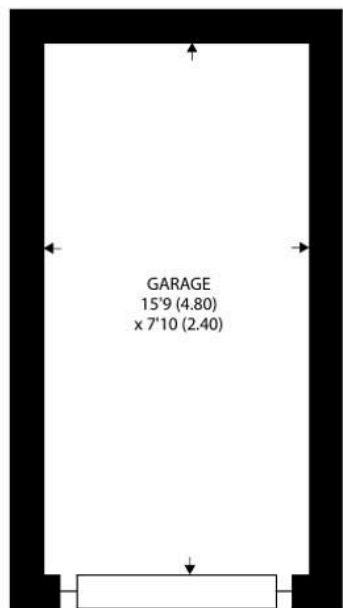
EPC Energy Efficiency Rating: E / EPC Environmental Impact Rating: E



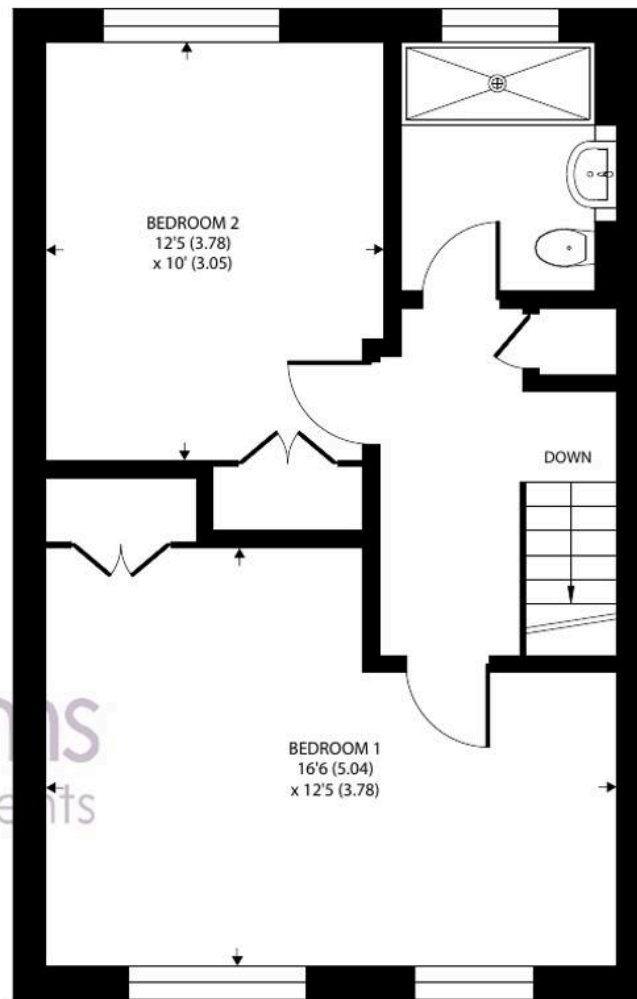








GROUND FLOOR



FIRST FLOOR

Approximate Area = 937 sq ft / 87 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 1061 sq ft / 98.5 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.