



2 Shermanbury Drive, Storrington - RH20 4BG  
£450,000

## 2 Shermanbury Drive, Storrington

- A well presented bungalow occupying a corner plot with good size garden and views to the South Downs
- Refurbished kitchen with induction hob, integrated oven, microwave, dishwasher, fridge freezer and space for washing machine
- Sitting room with bay window and bespoke shutters
- Main bedroom with fitted wardrobes
- Second double bedroom
- Bathroom with separate cloakroom
- Lovely sunny garden laid to lawn and with large patio
- Within easy walking of the village centre and amenities
- Attached single garage and driveway parking

This well presented two bedroom semi detached bungalow occupies a desirable corner plot and offers a comfortable, modern lifestyle with attractive views towards the South Downs.

The property features a spacious sitting room enhanced by a bay window and bespoke shutters, creating a bright and welcoming atmosphere. The recently refurbished kitchen is equipped with an induction hob, integrated oven, microwave, dishwasher, and fridge freezer, as well as space for a washing machine, making it both stylish and practical for every-day living, there is also space for a dining table.

The main bedroom benefits from fitted wardrobes, providing ample storage, while the second double bedroom offers flexibility for guests or use as a home office. The bathroom is complemented by a separate cloakroom, adding convenience for residents and visitors alike. Additional highlights include an attached single garage and driveway parking, ensuring secure and accessible vehicle storage.

The location is particularly appealing, with the village centre and its range of amenities within easy walking distance, making this home an excellent choice for those seeking both comfort and convenience in a sought after setting.



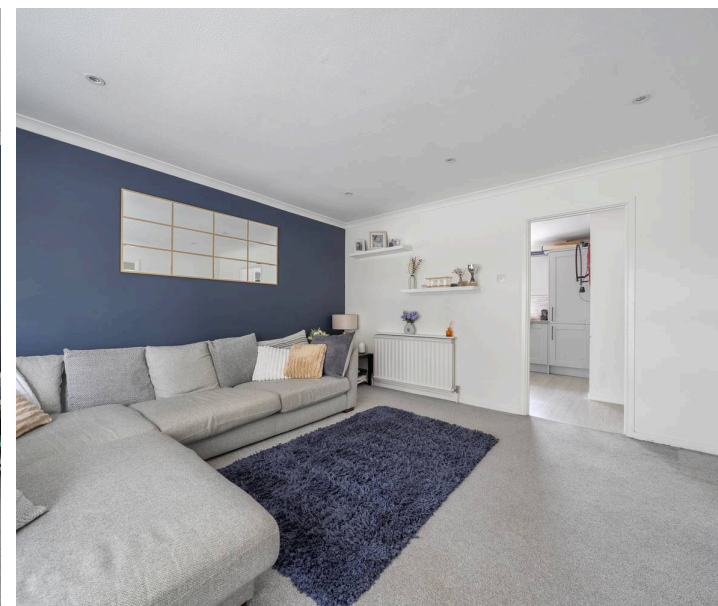
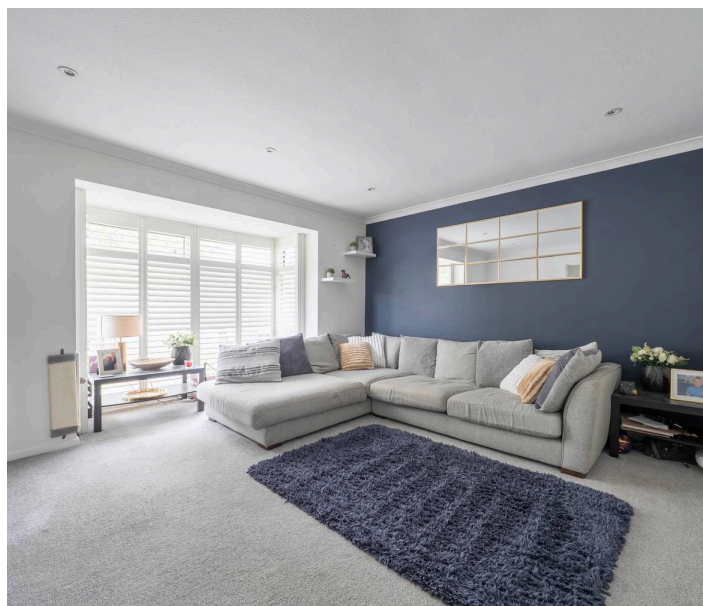
Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including Chanctonbury Leisure Centre for fitness classes and 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: D

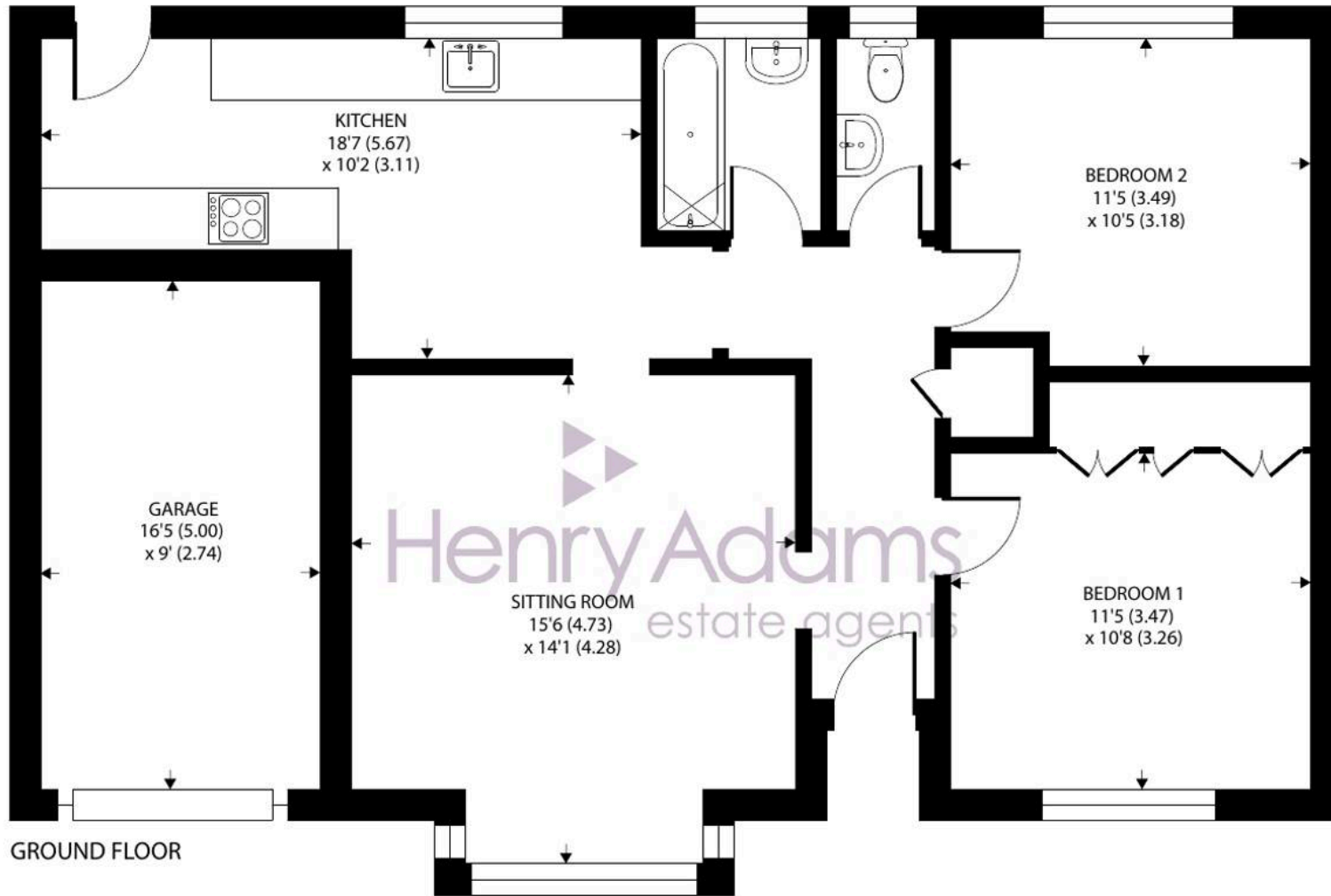
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







Approximate Area = 798 sq ft / 74.1 sq m

Outbuilding = 144 sq ft / 13.3 sq m

Total = 942 sq ft / 87.4 sq m

For identification only - Not to scale





## Henry Adams - Storrington

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