



12 Sanders Gate, Storrington - RH20 3PU
£525,000

12 Sanders Gate, Storrington

- A well presented four bedroom detached house with garage and parking
- Kitchen with space for dining table and doors opening to patio terrace
- Double aspect sitting room with doors to garden
- Additional reception room ideal as a playroom or home office
- Main bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- Single garage and driveway parking
- Garden with various seating areas

This well presented four bedroom detached house offers spacious and versatile accommodation, ideal for modern family living. Upon entering, you are welcomed by a generous hallway that leads to a light and airy double aspect sitting room, featuring contemporary décor and double doors that create a seamless flow for entertaining or relaxing. The well-appointed kitchen is fitted with a range of integrated appliances, ample storage, and space for a dining table, making it perfect for informal family meals or gatherings. French doors open from the kitchen and the sitting room, enhancing the sense of space and offering convenient access for indoor-outdoor living. An additional reception room provides flexibility for use as a playroom, formal dining space, or a home office, catering to a variety of lifestyle needs.

Upstairs, the main bedroom benefits from a modern en-suite shower room, offering a private retreat at the end of the day. Three further bedrooms are serviced by a stylish family bathroom, ensuring comfort and convenience for all residents. Further features include double glazing, gas central heating. The property also benefits from a single garage and driveway parking (providing ample space for multiple vehicles and secure storage). This attractive home is well situated for local amenities, schools, and transport links, making it an excellent choice for families or professionals seeking a comfortable and well connected residence. Early viewing is highly recommended to fully appreciate the space, flexibility, and quality of accommodation on 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.

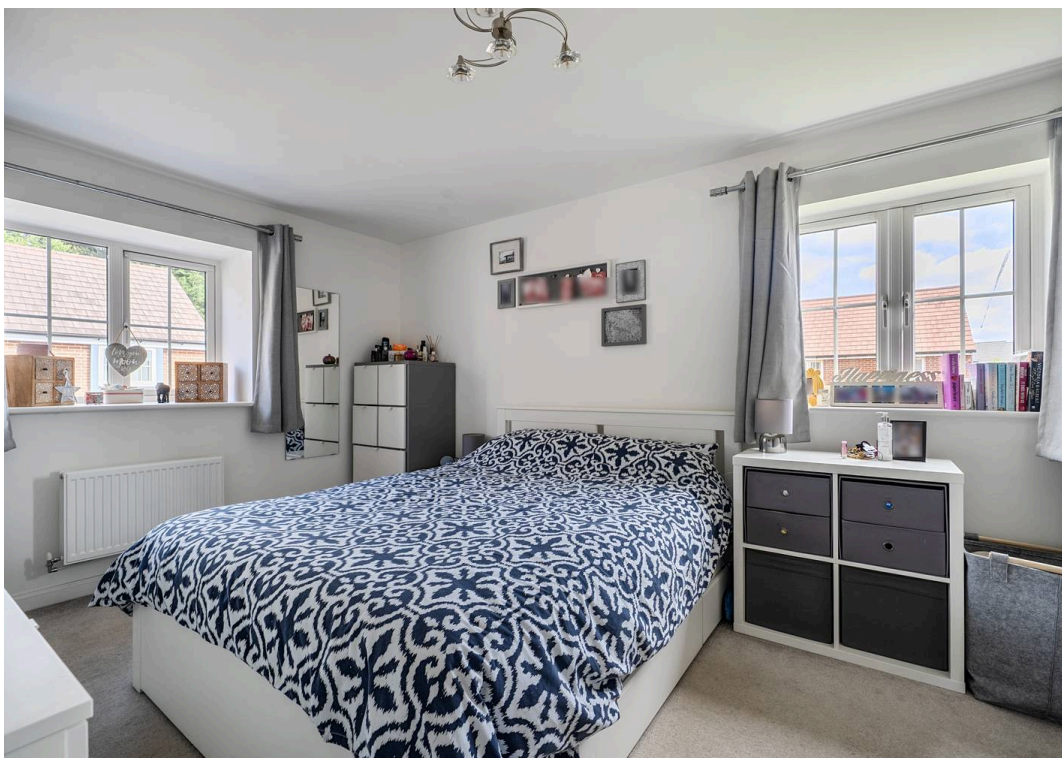
Council Tax band: E

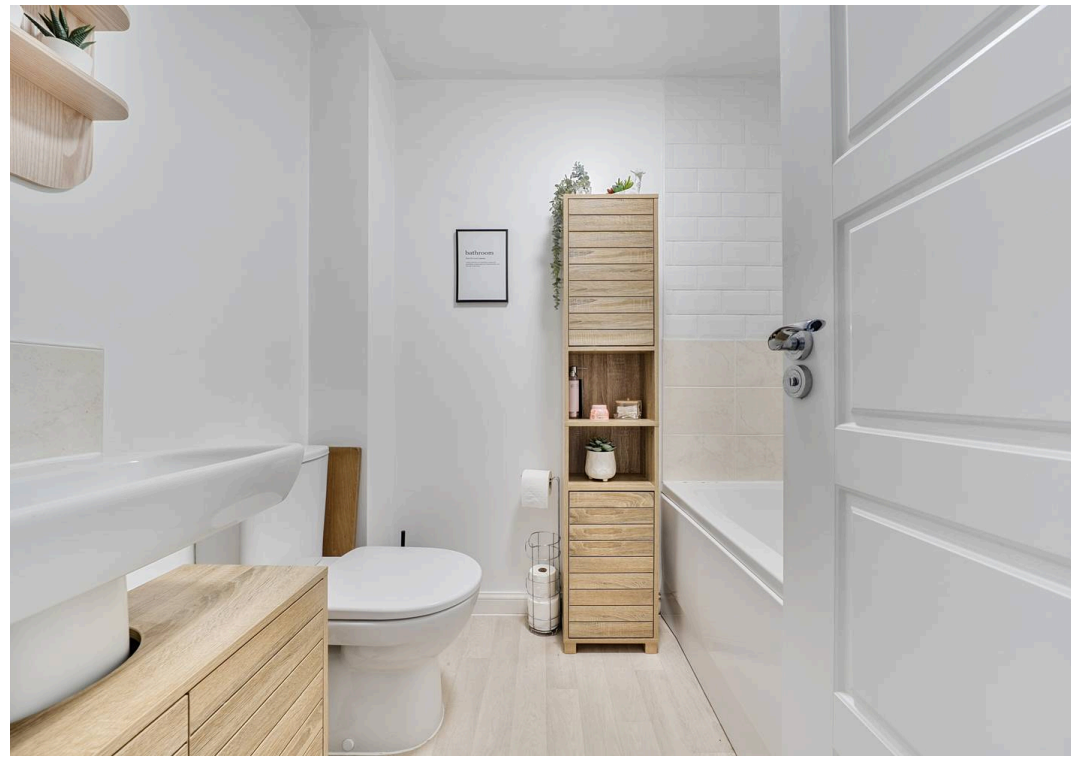
Tenure: Freehold

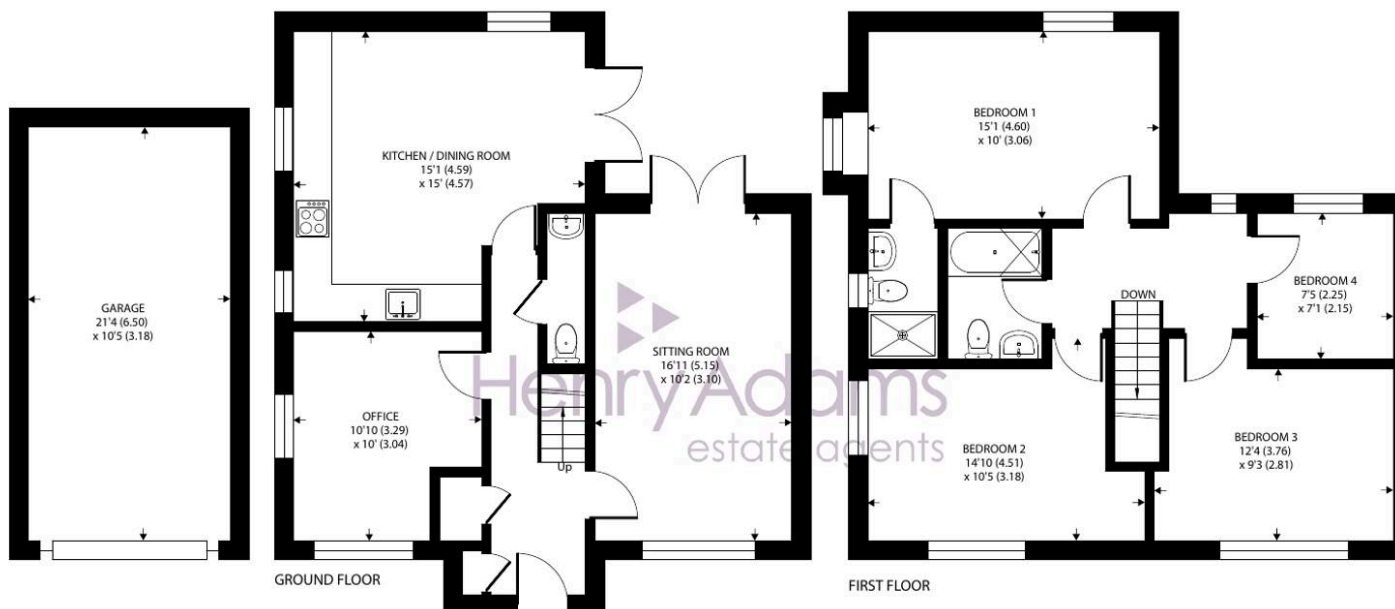
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









Approximate Area = 1198 sq ft / 111.2 sq m

Garage = 222 sq ft / 20.6 sq m

Total = 1420 sq ft / 131.8 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.