



2 Mant Close, Storrington - RH20 4NY

Guide Price £305,000

 **Henry Adams**
estate agents

2 Mant Close, Storrington

- A lovely two bedroom mid terraced home in the centre of the village with south facing courtyard garden
- Entrance hall with large storage cupboard
- Sitting room with wood burner, and wood flooring
- Kitchen with range of cupboards, gas hob, electric oven, space for additional appliances and French doors to garden
- Two bedrooms to first floor both with wardrobes
- Bathroom with shower over bath
- South facing courtyard garden
- Garage and parking for two vehicles
- Within easy walking distance of the village and amenities

This beautifully presented two bedroom mid terraced house is ideally situated in the heart of the village, offering an inviting and comfortable home within easy walking distance of local amenities.

Upon entering, you are welcomed by an entrance hall that provides a generous storage cupboard, perfect for coats, shoes or household essentials. The sitting room is a bright and welcoming space, featuring a charming wood burner and attractive wood flooring that adds character and a touch of elegance. The kitchen is thoughtfully designed, offering a comprehensive range of cupboards, a gas hob, an electric oven, and ample space for additional appliances (such as a fridge freezer or dishwasher), while French doors invite natural light and provide a pleasant outlook.

Upstairs, the first floor comprises two well-proportioned bedrooms, both of which benefit from fitted wardrobes to maximise storage and create a clutter-free environment. The bathroom is modern and functional, equipped with a shower over the bath, ideal for both quick morning routines and relaxing evening soaks.

The rear garden off the kitchen is a particular sun trap being courtyard garden ideal to have plant pots to provide seasonal colour. Additional features include a garage and parking for two vehicles, ensuring convenience for residents and visitors alike.

This property combines practical living with a welcoming atmosphere, making it an excellent choice for first-time buyers, downsizers or investors seeking a well-maintained home in a sought-after village location. With its thoughtful layout, quality finishes and proximity to local shops, cafes and services, this home offers both comfort and convenience in equal measure. Early viewing is highly recommended to appreciate the full appeal of this delightful property.

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: C

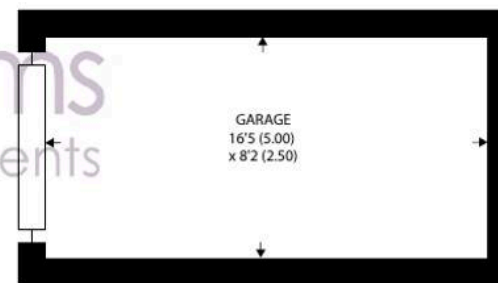
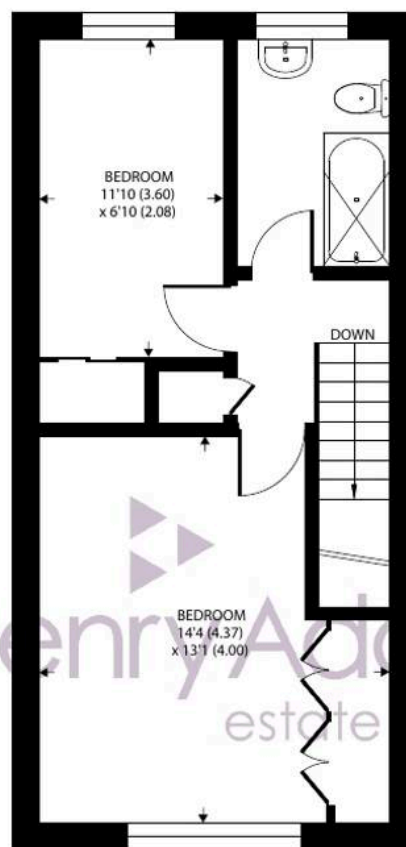
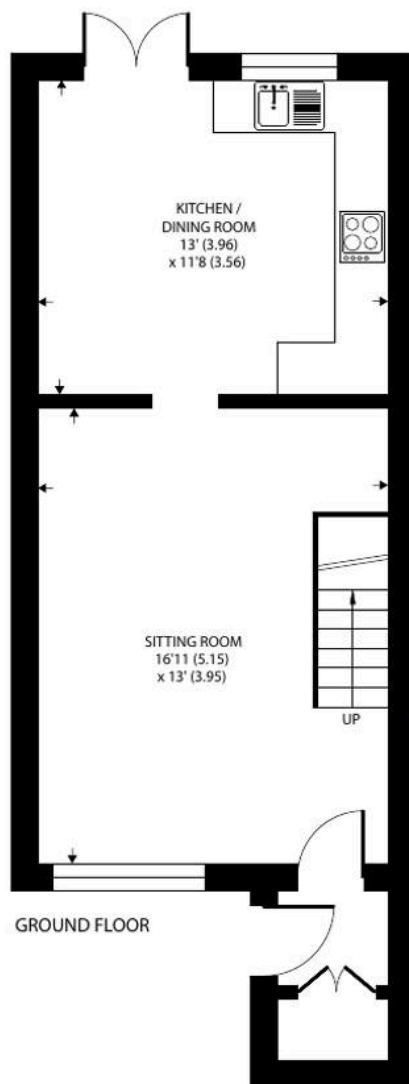
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







NOT SHOWN IN ACTUAL POSITION

Approximate Area = 786 sq ft / 73 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 921 sq ft / 85.5 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.