



**Rother Close  
Storrington, RH20 3NX**

**£375,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**

## Rother Close, Storrington, RH20 3NX

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### LOCATION

This fabulous home is set in the wonderful scenery of the South Downs National Park. The busy West Sussex village of Storrington has an excellent range of traditional shops for everyday shopping needs. There are restaurants and take-aways, the Waitrose store (John Lewis collection point) & Costa. The village has good community amenities, banks, Post Office & the Public Library all within walking distance. The Glebe Health Centre is nearby in Monastery Lane. The village also has C of E, Trinity and RC churches. Leisure activities include golf, various local clubs & societies and the Chanctonbury Leisure/Fitness Centre (swimming at Steyning). Top High Street shops and a variety of cultural & entertainment events are in Chichester, Horsham & Brighton. There are trains to London Victoria from Pulborough and Amberley Stations.

### PROPERTY

Tenure: Freehold

Nestled in the heart of a popular village, this beautifully presented semi-detached property is now available for sale. Boasting a neutral decor throughout, this spacious home is ideal for families, couples, and downsizers alike. Upon entering, you are greeted by an inviting open-plan reception room that offers a garden view and direct access to the outdoor space. This versatile space serves as a lounge and diner, perfect for both relaxing evenings and entertaining guests. The property features a well-equipped kitchen with ample natural light, plenty of work surface space, and room for all your appliances. The kitchen is a delightful space for preparing delicious meals while enjoying the natural light that floods the room. With four bedrooms, this home offers plenty of accommodation options. The first bedroom

is a double room that exudes space and natural light, creating a serene atmosphere. The second bedroom is also a double, providing a comfortable retreat. The third bedroom is a single room, ideal for a child or as a home office. The fourth bedroom, a converted garage, offers the potential to be a second reception room, providing flexibility to suit your lifestyle. The modern bathroom features a shower over the bath, floor lighting, and abundant natural light, creating a spa-like experience in the comfort of your own home. The property also includes the convenience of a downstairs WC, adding to the overall functionality of the house. Situated in a quiet and peaceful location, this property is surrounded by nearby schools, local amenities, and walking routes, making it an ideal choice for those seeking a strong sense of community and convenience.

### OUTSIDE

Approaching the property you will see the generous driveway with ample space for numerous cars to park with ease. You will find access to the rear garden via a convenient side gate running along the side of the property. The garden itself is well laid out with area of lawn and a charming pathway leading you up to the large shed to the rear of the garden. This private space offers a tremendous outside space to be enjoyed.





**Buses**

5 minute walk



**Shops**

Waitrose  
1 mile



**Trains**

Amberley – 5.5 miles  
Pulborough – 6 miles



**Airport**

Gatwick  
28.5 miles



**Roads**

M23  
20 miles



**Sport & Leisure**

Chanctonbury Leisure Centre  
1.4 miles



**Rental Income**

£ pcm



**Schools**

Thakeham Primary  
Storrington Primary  
Steyning Grammar



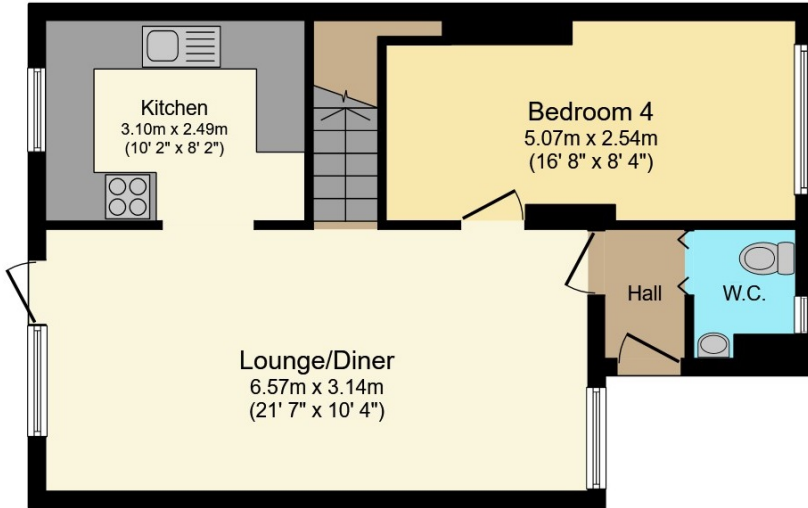
**Broadband**

Up to 150 Mbps

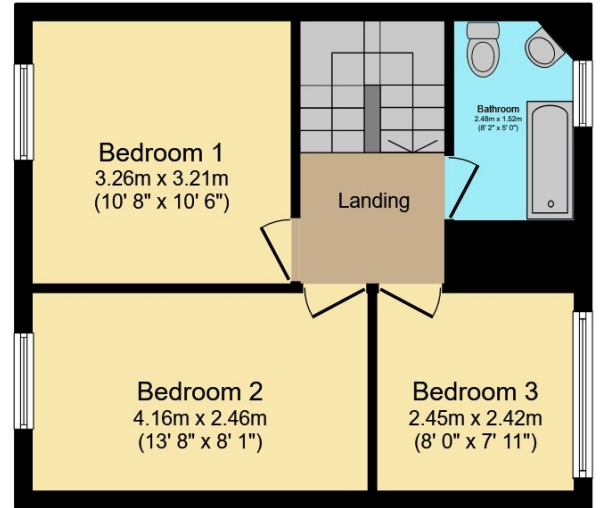


**Council Tax**

Band D

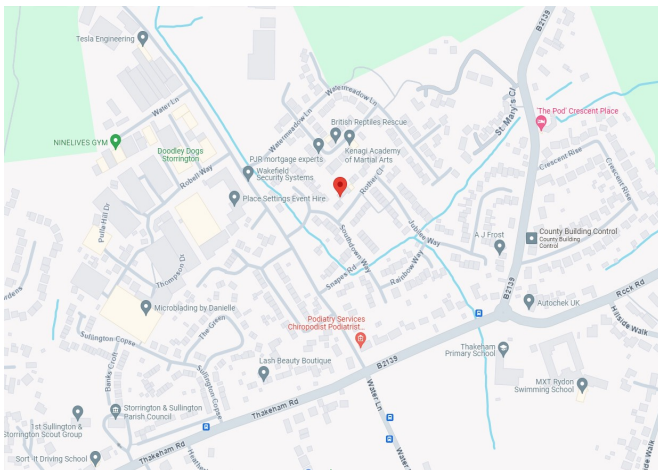


**Ground Floor**



**First Floor**

**Map Location**



**Total Approximate Floor Area**  
**956 sq ft / 89 sq m**

**EPC Rating**



**Viewing arrangements by appointment through Brock Taylor**

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**horshamsales@brocktaylor.co.uk**



**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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