


Keats Cottage, Manleys Hill, Storrington, West Sussex RH20 4BT

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ESTATE AGENTS

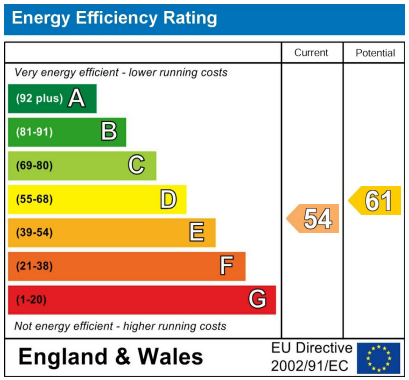


# Keats Cottage, Manleys Hill, Storrington, West Sussex RH20 4BT

## Guide Price £375,000 Freehold

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- CLOSE TO LOCAL SHOPS AND AMENITIES
- IDEAL FIRST HOME OR DOWNSIZE OPPORTUNITY
- TWO BEDROOMS
- OFF ROAD PARKING AND OUTSIDE SEATING AREA
- EXTREMELY WELL PRESENTED, LOW MAINTENANCE LIVING
- OFFERED WITH NO CHAIN




## Accommodation

Sitting room * Modern fitted kitchen * Vaulted garden room * Ground floor shower room * Large under stair storage space * Two first floor bedrooms * Well appointed family bathroom * Courtyard garden * Off road parking * Close to town * Low maintenance * EPC rating E

## Directions

What3words///flickers.silent.gather

## The Property

A house of note in the village of Storrington, this property is finished to an extremely high specification. On entering the property, you are met with oak under floor heating throughout the main ground floor living space. This leads into the modern fitted kitchen with granite worktops with concealed pull up sockets and one and a half bowl stainless steel sink with hot and cold mixer tap. The work top also features an inset electric induction hob and seated over hung breakfast bar. There are matching base and wall mounted units with fitted appliances featuring double oven/microwave combi, wine cooler and built in fridge/freezer. To the side of the living space there is a beautiful raised oak framed vaulted triple aspect garden room which is one of the main features of the property, which is an ideal space for relaxing. There is an extremely well appointed ground floor shower room with inset lit display shelf, part tiled walls, separate shower cubicle, floating low level WC and wash hand basin with vanity unit under. Next to the shower room there is a handy spacious storage cupboard, which also houses the washing machine. From the ground floor a wood and glass turning staircase with inset lighting leads to the first floor landing with access to loft. There is a good sized double bedroom with extensive built in wardrobes and storage to the front, and further bedroom to rear with window to side and Velux window above. To complete the first floor accommodation is a modern family bathroom with curved panel bath, tiled surround and overhead shower and separate shower attachment, low level WC, curved ergonomic wash hand basin with vanity unit below and a Velux window above.

## Outside

Located just 0.2 miles of Storrington village centre, the property offers easy access to the local shops, including Waitrose, restaurants, independent cafes and other amenities, The property also benefits from an off-road parking space and a small gravelled outdoor space ideal table and chairs and potted plants, whilst remaining low maintenance.









## Situation

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

## Sporting and Recreation

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

## Services

All mains are connected. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1000 Mbps.

## Council Tax

Council Tax Band D. Please contact Horsham District Council on (01403) 215100

## In The Know

Not all of our properties are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354

## Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: enquiries@glproperty.co.uk

## Disclaimer

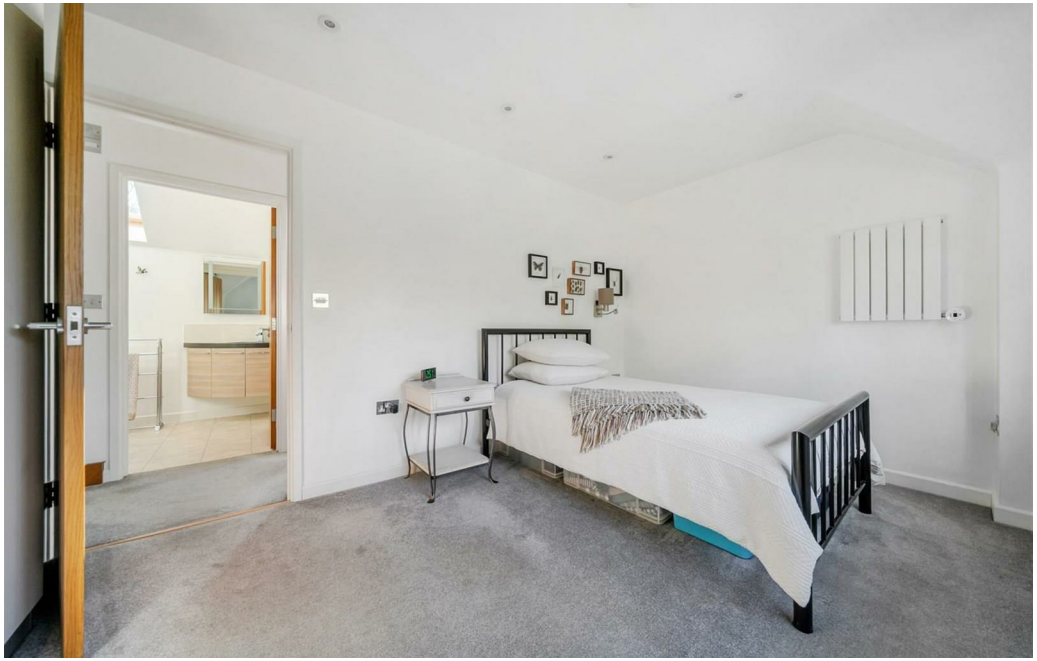
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## AGENTS NOTE

Some of these photos may have been seasonally adjusted using AI.

















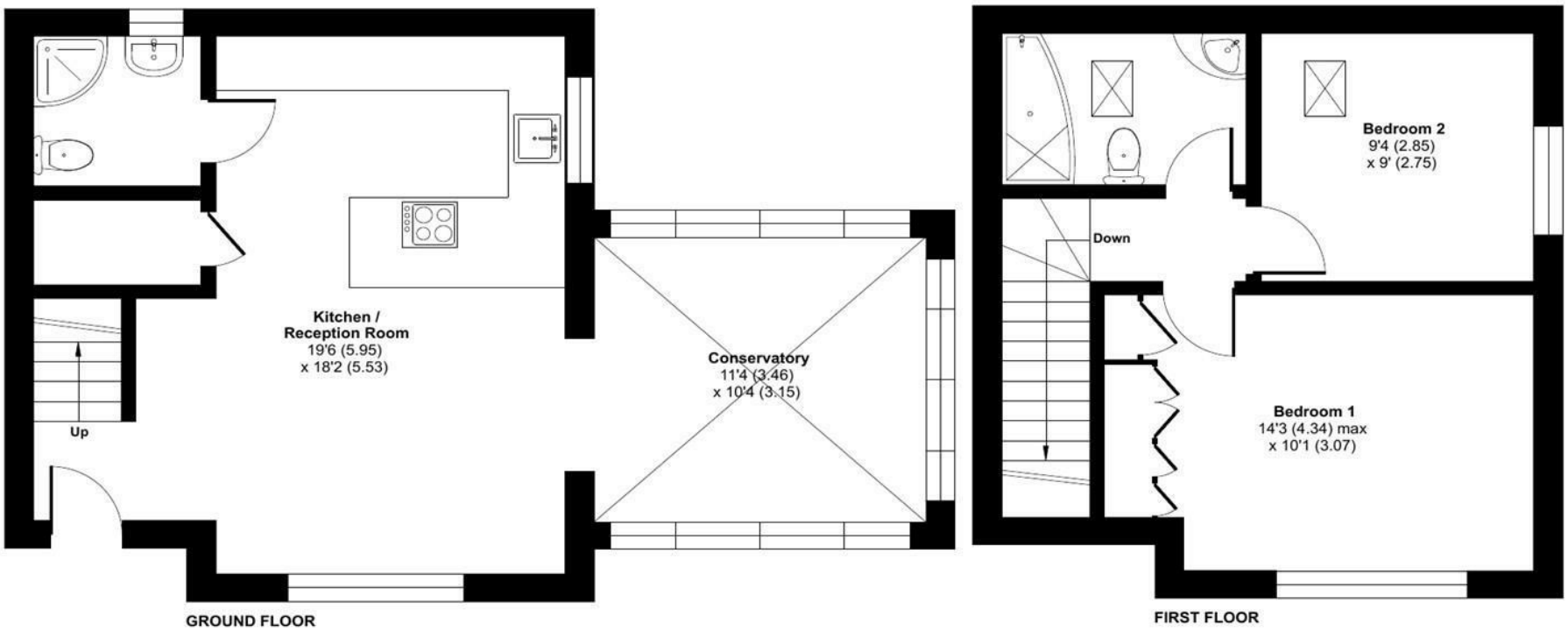




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Approximate Area = 814 sq ft / 75.6 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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