



6, Link Hill, Storrington, West Sussex RH20 4LS



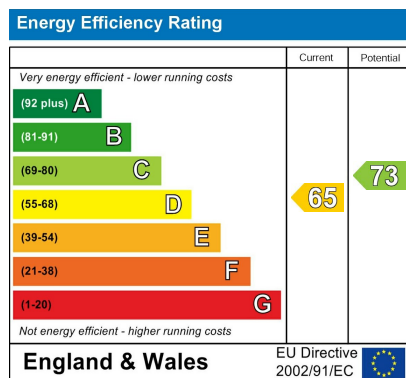


6, Link Hill, Storrington, West Sussex RH20 4LS

Guide Price £799,950 Freehold



- DETACHED BUNGALOW
- REFURBISHED AND ENLARGED
- GARAGE AND PARKING
- WELL PRESENTED
- QUIET NO THROUGH ROAD
- CLOSE TO LOCAL AMENITIES



DIRECTIONS

What3words:///worry.dragonfly.mornings

THE PROPERTY

The property is entered via a light and spacious entrance hall with built in cloaks cupboard. To the left of the hall a door leads through to the generous double aspect sitting/dining room with sliding patio doors to rear garden and a door into the kitchen. The refurbished kitchen comprises of matching base and wall mounted units, granite worktops, built-in Neff appliances, gas hob and extractor fan over. To the rear of the kitchen leads into the well appointed garden room with lovely views over the south facing garden with double doors to left and single door to right both leading out onto two sperate sun terraces to take advantage of morning and evening sun.

To the right of the entrance hall an inner hall leads through to the sleeping quarters with bedroom three doubling as a home office/study and then two further good sized double bedrooms, both of which are serviced by a separate family bathroom and further family shower room. At the end of the inner hall is a lockable internal door through to the integral double garage allowing you the ability to drive in and unload shopping within the confines of the garage.

OUTSIDE

The property is set in a private popular no through residential development within the much sought after Kithurst Park area, which benefits from being within short distance of the modern purpose built medical centre, local shops and amenities, as well access straight onto the South Downs National Park a short distance away.

To the front there is a drive leading to off road parking and access to the integral double garage. From here there is side access to a beautiful south facing landscaped rear garden with large level lawn and established flower and shrub borders. There are two paved seating areas either side of the garden designed to benefit from both morning and evening sun. Although fairly low maintenance, this is a true garden lovers treat with a wonderful aspect.



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 services are connected. According to Ofcom for this address Superfast broadband is available. Highest download speed is 57 Mbps.

COUNCIL TAX

Council Tax Band G. Please contact Horsham District Council 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

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







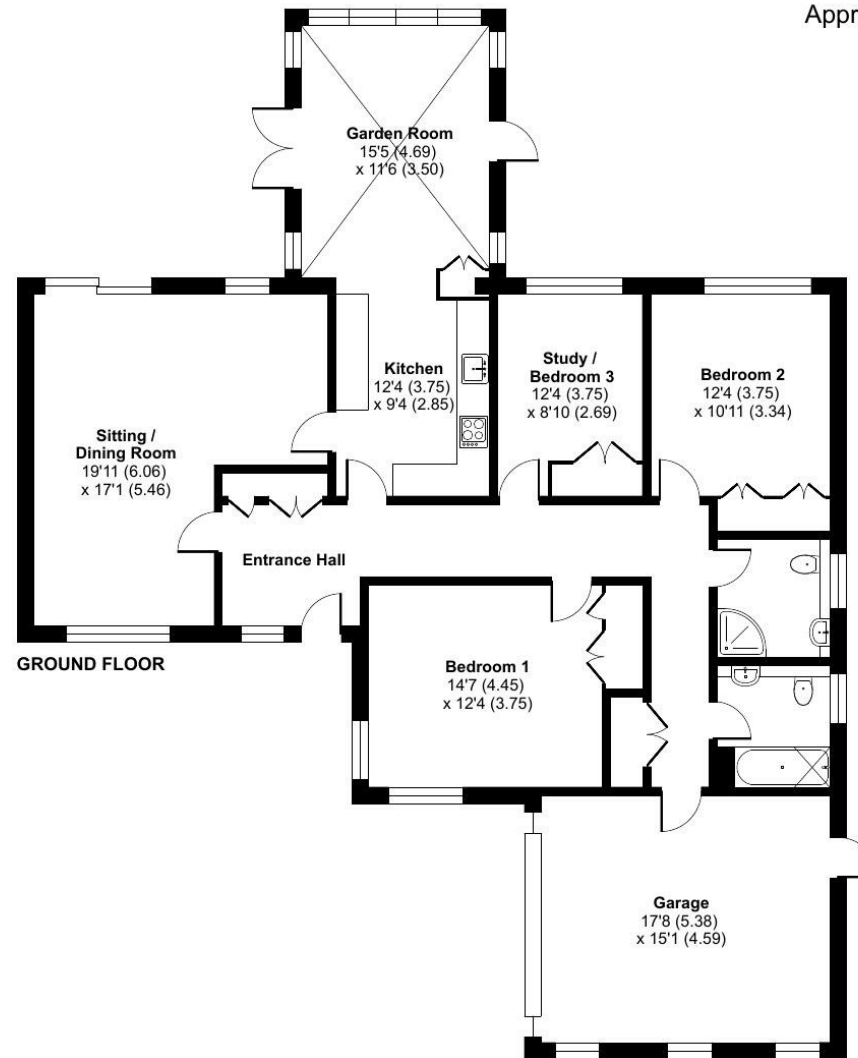
Link Hill, Storrington, Pulborough, RH20

Approximate Area = 1445 sq ft / 134.2 sq m

Garage = 266 sq ft / 24.7 sq m

Total = 1711 sq ft / 158.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for GL&CO Estate Agents. REF: 1451478

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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