



Storrington, West Sussex RH20









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Guide Price £800,000 Freehold

ID: 62916

Storrington 1.8 miles, Worthing 8.6 miles, Horsham 16.1 miles,  
Pulborough 6.7 miles, Chichester 18.6 miles, Gatwick Airport 30.9 miles

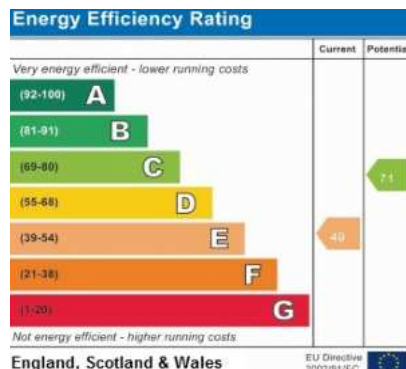


- Versatile accommodation
- Generous plot
- Quiet location
- Detached double garage
- Off road parking
- No onward chain

## Directions

From the offices of GL & Co Estate Agents in Storrington proceed in an easterly direction on the A283 to the mini-roundabout and proceed straight over onto Manley's Hill and continue along the Washington Road. After approximately one mile, turn left into Hampers Lane and continue all the way along to the junction and turn right into Sanctuary Lane. The property will be found shortly after on the left hand side.

What3words:///harp.bloom.strength



## The Property

A glorious three bedroom detached property on the edge of Storrington offered for sale with no onward chain.

The property is entered via a double aspect entrance porch with door leading through to the inner hall. To the right a door leads through to a very generous sitting/dining room with two large bay windows enjoying a southerly aspect over the front garden, together with a feature fireplace. To the rear of the sitting/dining room, a door gives access into the spacious kitchen/breakfast room with fitted base and wall mounted appliances, electric hob with extractor fan over and double fitted oven. There is a separate utility room with side access into the garden. From the kitchen, double doors lead through to the sun room, which enjoys lovely views over the rear garden. Thereafter, there is a ground floor double bedroom with en-suite WC. Adjacent to the ground floor bedroom is a family bathroom comprising panelled bath, separate shower cubicle, low level WC and wash hand basin.

From the inner hall, a turning staircase leads to the first floor landing with ceiling window giving a light and airy feel to the first floor. To one side there is a very generous bedroom complete with extensive fitted storage and wardrobes. To the rear there is a further bedroom with lovely views over rear garden and to complete the accommodation, there is a further bathroom, which services both these bedrooms.

## Outside

The property is set in the popular 'lanes district' of Storrington, situated on the village outskirts enjoying a quiet semi-rural location, yet with shops and amenities a short drive away. Entered via an electric five bar gate, the property is approached over a hard standing driveway leading to the parking area and access to a detached double garage, with courtesy door to the side and an electric up and over door to the front. The driveway is flanked by level lawns and screened by mature hedging.

To the rear of the plot, there is an expansive patio seating area with lawn area beyond, also flanked by mature tree and shrub borders and a further covered seating area to the rear.





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## 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.

## Sports 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

Mains water, electricity and drainage. Oil fired heating.

According to Ofcom for this address Superfast broadband is available. Highest download speed is 80 Mbps.

## Council Tax

Council Tax Band G. 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. Telephone 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)







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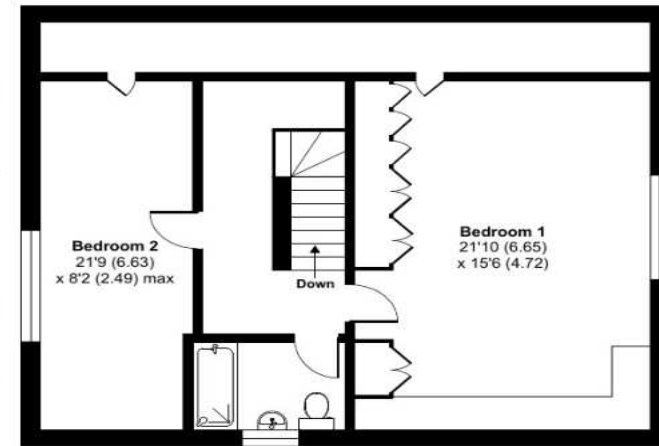
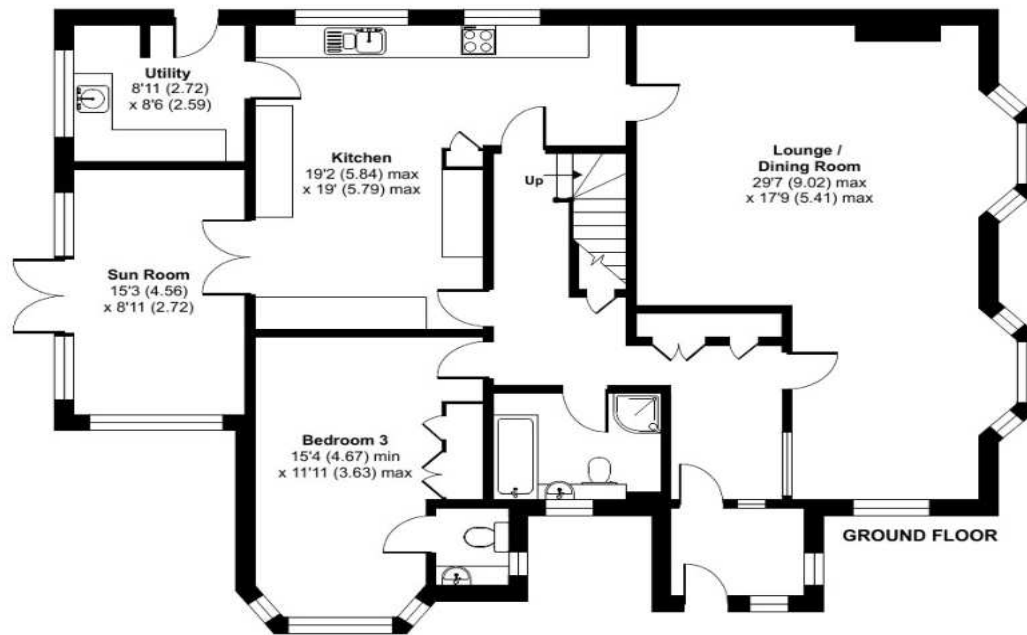
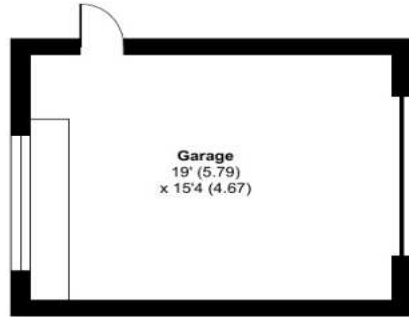
# Sanctuary Lane, Storrington, Pulborough, RH20

Approximate Area = 2326 sq ft / 216 sq m

Outbuilding = 291 sq ft / 27 sq m

Total = 2617 sq ft / 243.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for GL&CO Estate Agents. REF: 1101405

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.

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