



Storrington, West Sussex RH20





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Guide Price £749,500 Freehold

ID: 67891

Storrington 0.5 miles, Worthing 9.7 miles, Horsham 14.8 miles,
Pulborough 4.1 miles, Chichester 17.3 miles, Gatwick Airport 31.9 miles

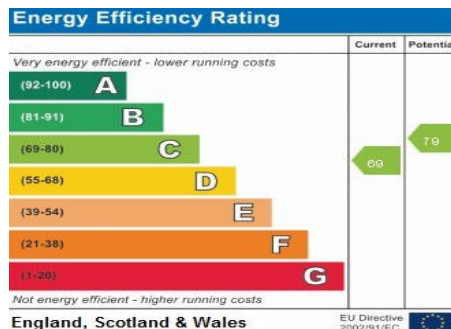


- Renovated and improved by the current owners
- Almost 1,700 sq.ft of flexible living accommodation
- Approximately 0.5 from village centre
- Ample off road parking
- Detached garage
- Fabulous rear garden offering high degree of privacy
- Delightful countryside walks nearby

Directions

From the office of GL & Co Estate Agents in the High Street, Storrington (A283) proceed in an easterly direction and immediately turn left up Old Mill Drive. Continue to the top of the road and at the 'T' junction turn left onto Fryern Road. After approximately 200 metres the property will be found on the right hand side.

What3words:///blotchy.that.extreme



The Property

This detached chalet style home is beautifully positioned approximately 0.5 miles from the centre of Storrington, whilst being nearby to some delightful countryside walks and set back off Fryern Road. The current owners have vastly improved the property, which now offers a huge degree of flexibility over two floors.

The accommodation comprises steps to the storm porch and door into the entrance hall. To the left hand side, currently used as an office is a generous front aspect reception room with an attractive fire surround and wood burning stove. An internal door leads to a separate room, which is arranged as a study with fitted storage. This reception room/office could easily be used as a ground floor bedroom with walk-in dressing room. To the rear is the sitting room with multifuel stove and attractive fire surround and double doors opening up into the private rear garden. Also to the rear is the stunning kitchen/breakfast room with central breakfast bar and tiled flooring, which continues into an extension by the current owners to create a particularly light seating area, enjoying a fabulous outlook across the garden. There are a range of wall and base units with integrated appliances and a free standing Rangemaster oven with gas hob. A door to the rear gives access to a helpful lean-to area with further door into the garden. The generous dining room enjoys a front aspect and to conclude the ground floor accommodation is the modern fitted wet room style shower room.

From the entrance hall stairs lead to the spacious first floor landing. The principal suite can be found to the left with a fabulous Juliet balcony and doors opening up offering a delightful outlook across the garden. An archway leads through to a further study area and into a dressing room. Originally a bedroom, the dressing room could be reverted back into a fourth bedroom if required. To the front is the second double bedroom and both these bedrooms are served by the modern fitted bathroom, which benefits from walk-in double shower, separate bath and tiled flooring.

Outside

To the front of the property an area of hard standing provides off road parking for several vehicles with a range of mature trees and shrubs providing screening to the front. Steps with raised brick flower beds to either side lead into the porch and front door.

Offering a high degree of privacy and seclusion the fabulous rear garden is a wonderful feature of this lovely home. The majority is laid to lawn and is enclosed to all sides with further array of established shrubs and trees to the boundaries. There is a feature pond, covered entertaining area and stepping stones lead through the lawn to the rear where the vegetable growing area can be found. There is a greenhouse, wooden shed and door leading into the workshop, with ample power points, fitted cupboards for storage at one end and space for work benches and tables. An internal door leads into the generous garage with storage shelves, power supply and roll-over door. Both areas are insulated. There is additional parking in front of the garage.

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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

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

Council Tax

Council Tax Band E. 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





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Fryern Road, RH20

Approximate Area = 1664 sq ft / 154.6 sq m (excludes lean-to)

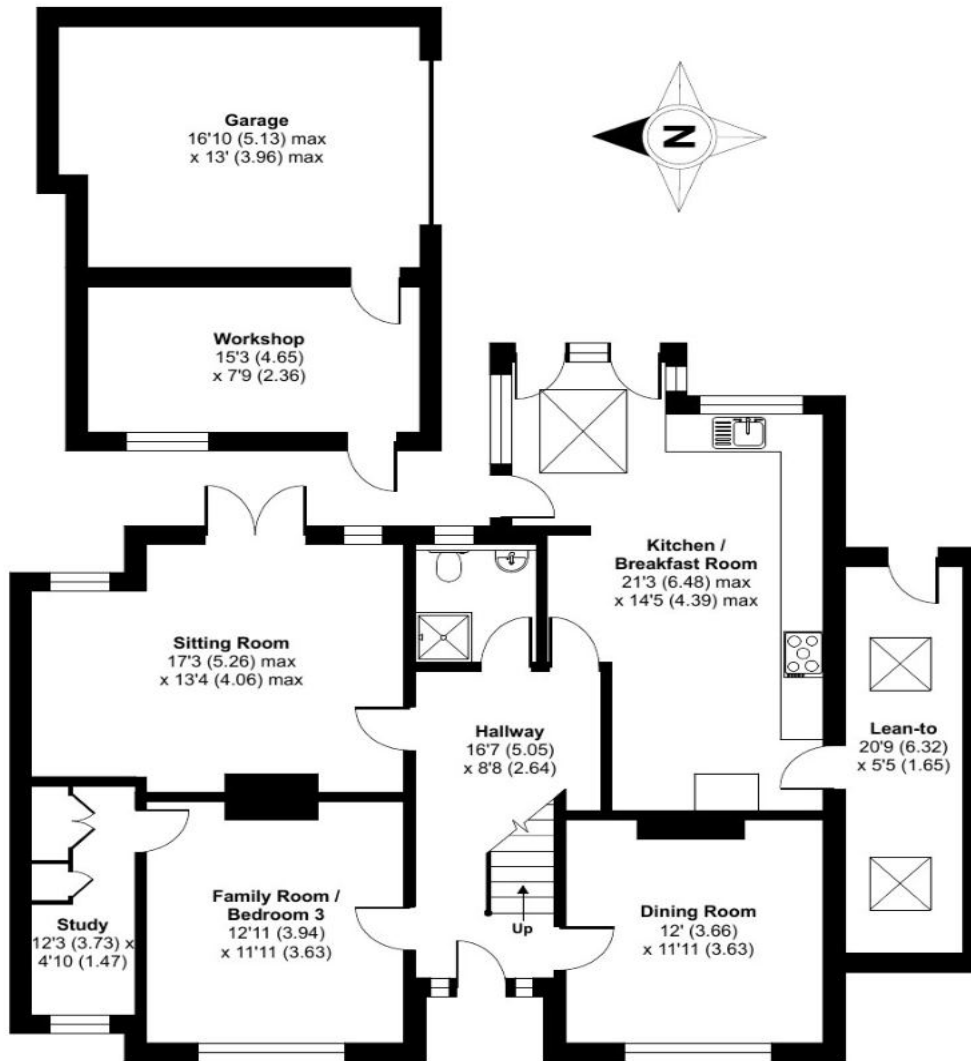
Limited Use Area(s) = 96 sq ft / 8.9 sq m

Garage = 212 sq ft / 19.7 sq m

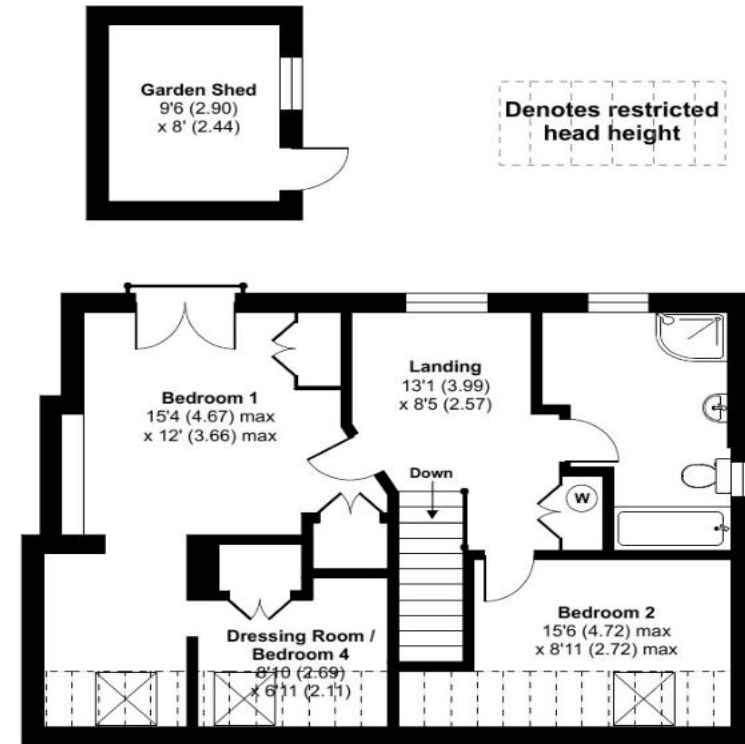
Outbuildings = 197 sq ft / 18.3 sq m

Total = 2169 sq ft / 201.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for GL&CO Estate Agents. REF: 1064337

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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