



Amberley Road, Storrington, West Sussex RH20





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Guide Price £525,000 Freehold

ID: 70916

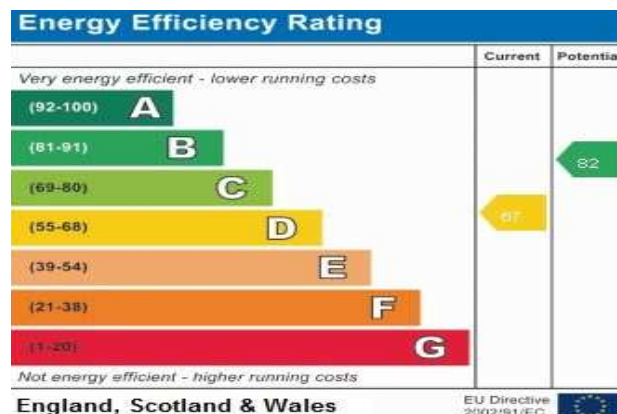
Storrington 0.4 miles, Worthing 9.8 miles, Chichester 16.4 miles,
Pulborough 4.7 miles, Horsham 14.9 miles, Gatwick Airport 32.1 miles



- Refurbished and extended
- Flexible layout
- Garden room/fully insulated
- Stunning order throughout
- Fabulous walks nearby
- Off road parking

Directions

From the offices of GL & Co in the High Street, Storrington proceed in a westerly direction, continue along and after a short distance the property can be found on the right hand side.



The Property

This beautifully presented semi detached property has undergone considerable renovation and extension by the current owners. The property is also beautifully positioned close to nearby amenities including a short distance from Tesco's Express and the doctors' surgery with access to some fabulous country walks nearby.

The accommodation comprises door into entrance hallway, straight ahead is the laundry/cleaning room. To the left hand side is the sitting room enjoying a pleasant outlook to the front with a beautiful open fireplace and wooden plantation window shutters and underfloor heating.

An archway leads through to the modern fitted kitchen/dining room with range of matching wall and base units, space for appliances and an integral fridge freezer and a pleasant outlook across the rear garden. This 'L' shaped room benefits from a dining area, with two sets of patio doors which lead into the garden, underfloor heating and feature ceiling lighting. The family room can be found off and has a large window to the rear, with a delightful outlook across the rear gardens. The Karndean flooring with underfloor heating continues to an inner hall and to the ground floor double bedroom with built in double wardrobe and sliding mirror fronted doors and a double glazed stable door to the front veranda. There is also a generous wet room with wash hand basin featuring a cupboard above and vanity drawer below, motion sensor lighting and a wall mounted Grohe sensia combined bidet toilet.

From the entrance hall stairs lead to the first floor landing, the double bedroom to the rear forms part of the extension that was done in 2018, being an 'L' shaped room with built in double wardrobe with sliding doors, make-up area with mirror and LED lighting and French doors with plantation shutters which lead to the outside balcony enjoying a delightful look across the rear garden with views towards the village pond. Bedroom three has a front aspect also with window shutters and views across the allotments opposite and both bedrooms are both are served by the modern fitted bathroom with shower above.



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Outside

To the front of the property is parking for two vehicles and picket fencing separates the driveway from the front garden, with gate to the path which has been finished in black Indian limestone and leads to the front door. There is a store for approximately three bins, further large log store and a detached shed/workshop with lighting and power.

The rear garden has a patio area adjoining the rear of the property being an ideal spot for alfresco dining to enjoy the privacy of this secluded rear garden. Three steps lead down to a pathway and towards the detached garden room, which can be found at the bottom of the garden, with lawn to the left and various mature trees, flowers and shrubs. The multi-function garden room is currently arranged as a bar, being wood framed and clad in larchwood and also fully insulated throughout, there is a bar area, dining area and a step leads into a lounge which has an open fire. There is also power and lighting.



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 six miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, banks, primary schools and years seven and eight of Steyning Grammar School, churches, 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 services are connected.

Council Tax

Band D. Please contact Horsham District Council on 01403 215100.

Viewing

Viewing strictly by appointment through GL & Co.
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In the Know

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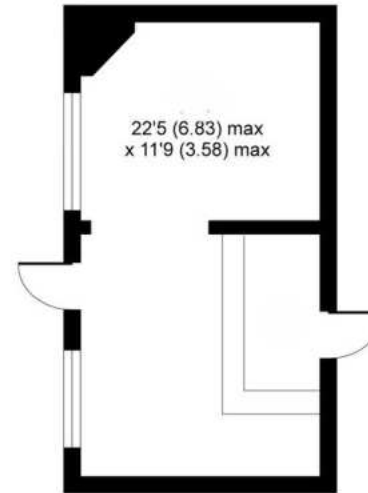
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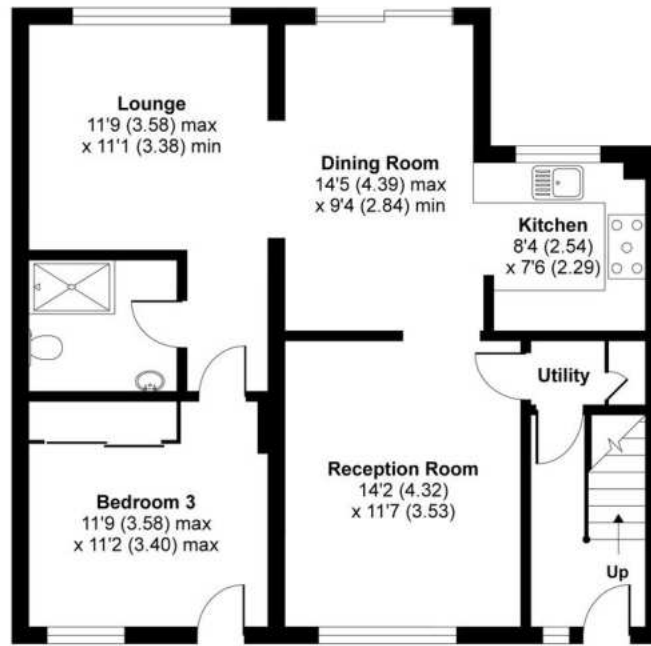


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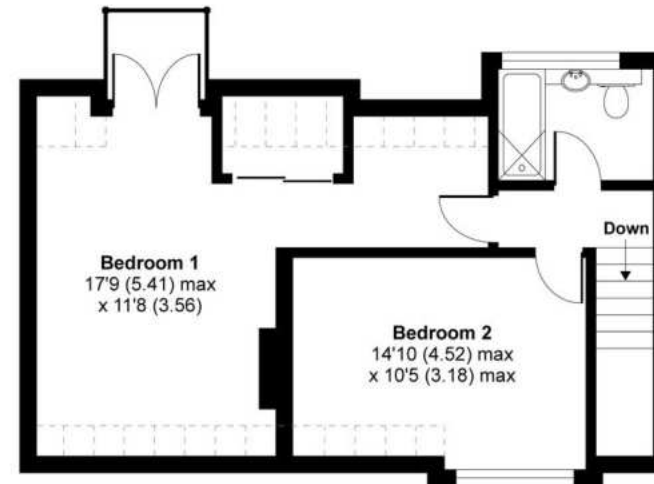
Approximate Area = 1322 sq ft / 122.8 sq m
 Limited Use Area(s) = 74 sq ft / 6.8 sq m
 Outbuilding = 266 sq ft / 24.7 sq m
 Total = 1662 sq ft / 154.3 sq m
 For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for GL&CO Estate Agents. REF: 791402

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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