Lane End, Sandgate Lane, Storrington, West Sussex RH20 3HJ

GL & CO
ESTATE AGENTS

Lane End, Sandgate Lane,
Storrington, West Sussex RH20 3HJ

Price Guide £600,000 Freehold

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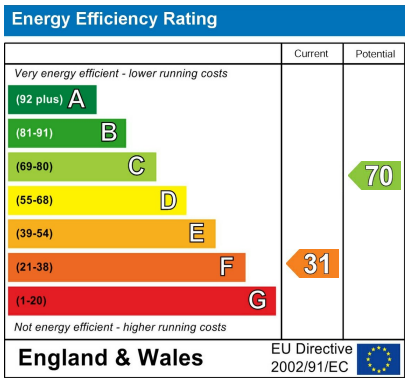
- Opportunity to enlarge and refurbish (STPP)
- Approx 2.75 acres (not measured)
- Surrounded by nature
- Tranquil location
- Viewing highly recommended
- Tucked away position off of a private road



DIRECTIONS

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THE PROPERTY

Nestled in the picturesque countryside of Sandgate Lane, Storrington this charming detached bungalow offers a unique opportunity for those seeking a tranquil retreat. Spanning approximately 575 square feet, this delightful property has been cherished by the same family for three generations and has lately served as a holiday home.

The bungalow features two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting double aspect reception room serves as the heart of the home with a corner brick open fire place. The property also has a shower room with shower cubicle incorporating a Triton Opal 3 electric shower, pedestal wash basin and low level WC. The kitchen is fitted with a single drainer sink and mixer taps, there is plumbing for a washing machine, electric meters and a hot water tank with immersion heater, together with abuilt in larder and storage cupboards.

This property combines classic charm with the potential for modern updates, allowing new owners to personalise the space to their liking.

OUTSIDE

Set within an impressive 2.75 acres of land (not measured), the bungalow is enveloped by a rich tapestry of trees, flora, and fauna creating a serene and secluded atmosphere. This natural setting not only enhances the beauty of the property but also offers a sense of privacy that is hard to find. A particular feature is the picturesque lake situated at the foot of the plot, providing a truly idyllic focal point and an attractive haven for wildlife. Together, the mature woodland surroundings and tranquil waters create a rare opportunity to enjoy a lifestyle immersed in nature

Additionally, an outbuilding provides overflow accommodation, making it ideal for hosting family and friends.

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

Mains water and electricity. Private drainage.
According to Ofcom for this address Superfast broadband is available .Highest download speed is 33 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

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

Boundaries Indicative

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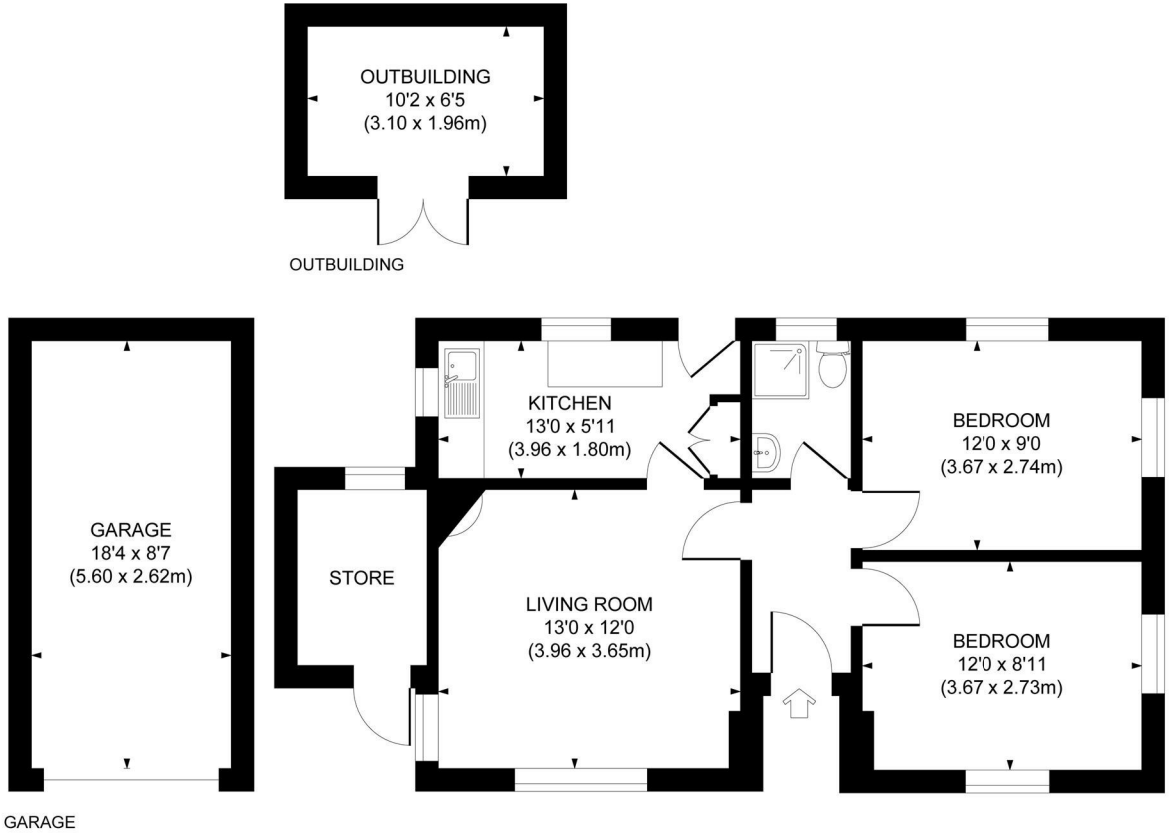
Approximate Gross Internal Area
Main House 581 sq. ft / 54.01 sq. m
Garage 158 sq. ft / 14.67 sq. m
Outbuilding 65 sq. ft / 6.07 sq. m
Total 805 sq. ft / 74.75 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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