





## Sandygate, Storrington

In one of Storrington's most desirable locations a family home, extending to over 2,000 sq ft, with the advantage of no forward chain.



- ▶ **Sitting room with open fire**
- ▶ **Dining room leading to conservatory**
- ▶ **Kitchen with utility off**
- ▶ **Study**
- ▶ **Main bedroom with en-suite**
- ▶ **Three further double bedrooms**
- ▶ **Family bathroom**
- ▶ **Double garage and driveway parking**
- ▶ **South facing well stocked rear garden**

Built around twenty six years ago and coming to the market for the first time since new this is a well cared for family house within close proximity to the village centre and with the advantage of being in a quiet location. On entering the property there is a spacious entrance hall with coat cupboard and cloakroom. The sitting room is double aspect with bay window and open fire, double opening leading to the dining room which in turn has double doors to the conservatory which has access to the garden. The kitchen is a good size with Rangemaster cooker, ample storage cupboards and space for a breakfast table, off is a useful utility room. The ground floor accommodation is completed with a study.

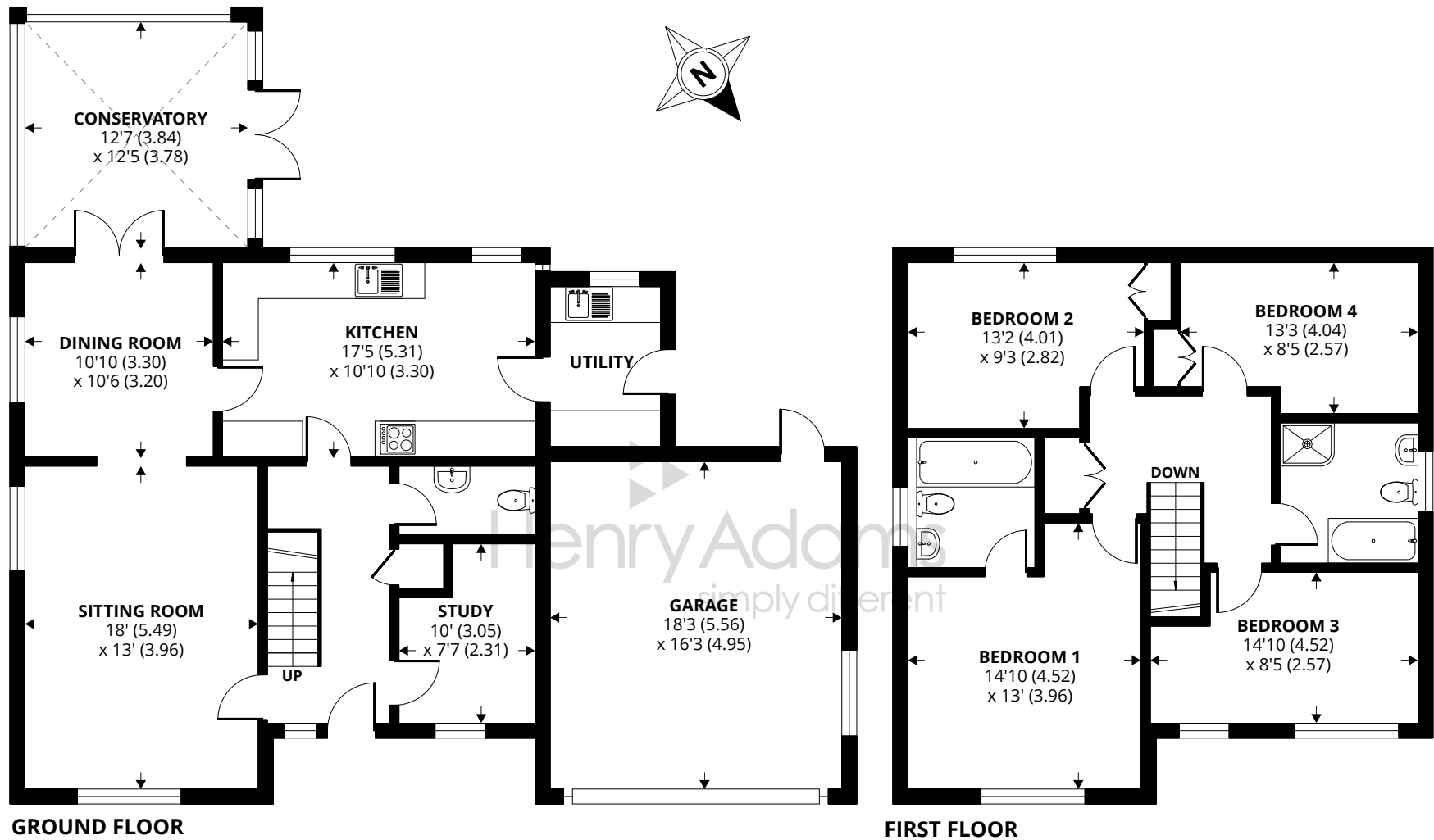
On the first floor there are four double bedrooms, the main bedroom has an en-suite bathroom and the remaining bedrooms have access to the family bathroom with both bath and separate shower.

Outside to the front there is a brick paved driveway with ample parking for several vehicles and up and over door accessing the double garage. To the rear the south facing garden is well stocked with a variety of plants, shrubs and flowers with a green house and large patio area perfect for enjoying the sunny weather. In Greenacre close there is a communal area for the exclusive enjoyment of the residents of the close.









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.

## Location

Storrington village lies in the lea of the South Downs and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis and squash club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24.

The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

## Directions

From our office in the village take the A283 in the Pulborough direction, at the roundabout take the third exit onto the Pulborough Road, a short way along turn left into New Town Road, Greenacre Close will be the second road on the left and Sandygate is on the right hand side.



