





Lynwood, Storrington

A lovely detached bungalow in a private close with most attractive outlook over an adjoining field to the South Downs National Park.



- ▶ **Sitting room with gas fire**
- ▶ **Dining room and conservatory**
- ▶ **Kitchen with utility room off**
- ▶ **Main bedroom with en-suite**
- ▶ **Well maintained south facing rear gardens**
- ▶ **Much coveted private road**
- ▶ **Protected views**
- ▶ **Double garage**
- ▶ **Driveway with ample parking**
- ▶ **No forward chain**

Set in a private lane on the outskirts of Storrington Lynwood is a lovely bungalow just over 1700 sq ft. On entering this property the entrance hall provides a cloak room and coat cupboard and additional storage cupboards / airing cupboard along the hallway along with the family bathroom.

The accommodation is adaptable with four bedrooms the fourth currently with fitted units for a study, all other bedrooms are double with bedrooms one and two having built in cupboards and bedroom one with an en-suite shower room.

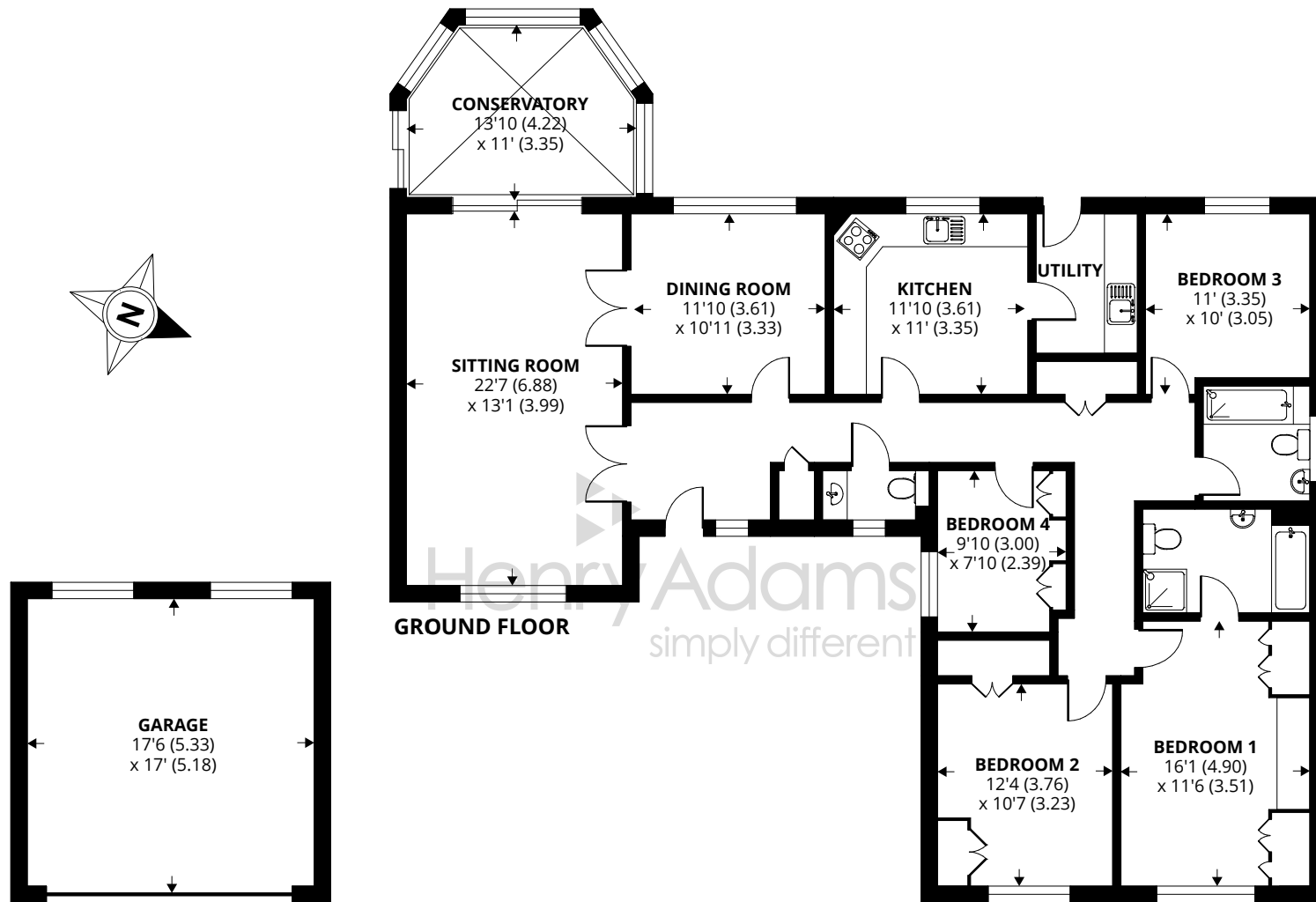
The sitting room has a feature gas fire, double doors lead to the dining room and patio doors to the conservatory which is overlooking the rear garden. The kitchen also overlooks the rear garden and is fitted with a range of high and low level cupboards, double oven, gas hob, fridge freezer, the utility room has space for washing machine and tumble dryer and door to garden.

The gardens are a particular feature of the property with a post and rail fence to the adjoining field with a gated access. The field is co-owned by the property and five neighbouring properties, with a shared cost of grass topping when required. To the front there is a double garage and driveway parking for several vehicles.









Approximate Area = 1731 sq ft / 160.8 sq m

Outbuilding = 306 sq ft / 28.4 sq m

Total = 2037 sq ft / 189.2 sq m

For identification only - Not to scale



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 National Park 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. There are many local clubs for all age ranges including Guides and Brownies, Scouts and Beavers, Storrington Viper Football team, Dance classes, Cricket club and many other activities. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24.



