









## Verton Lodge, Storrington

A beautifully presented home in quiet location with picturesque well established gardens

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- ▶ **Sitting room with open fire**
- ▶ **Dining room or ground floor bedroom**
- ▶ **Kitchen overlooking rear garden**
- ▶ **Separate utility room**
- ▶ **Two double bedrooms on first floor**
- ▶ **Modern bathroom suites**
- ▶ **Detached single garage**
- ▶ **South facing patio**
- ▶ **Plot of nearly half an acre**
- ▶ **No forward chain**

Verton Lodge is a beautifully presented and well maintained property which has been owned for forty years and undergone some development during that time. There is a sweeping carriage driveway creating ample parking for family and friends along with a single garage to the side of the home.

There is a lovely entrance hall with double glass doors leading to a triple aspect sitting room with open fire and sliding patio doors to the terrace. The dining room or ground floor bedroom is overlooking the driveway to the front and off the hallway is a shower room and two large storage cupboards. The kitchen overlooks the rear garden and is a lovely modern space with a range of integrated appliances including fridge, dishwasher, wine fridge, oven and induction hob, and a butlers style sink. Off the kitchen is the utility room with direct access to the garden and space for appliances.

On the first floor there are two double bedrooms with bedroom one having an eaves access to a generous loft storage space. There is a modern shower room with ample storage in the vanity unit.

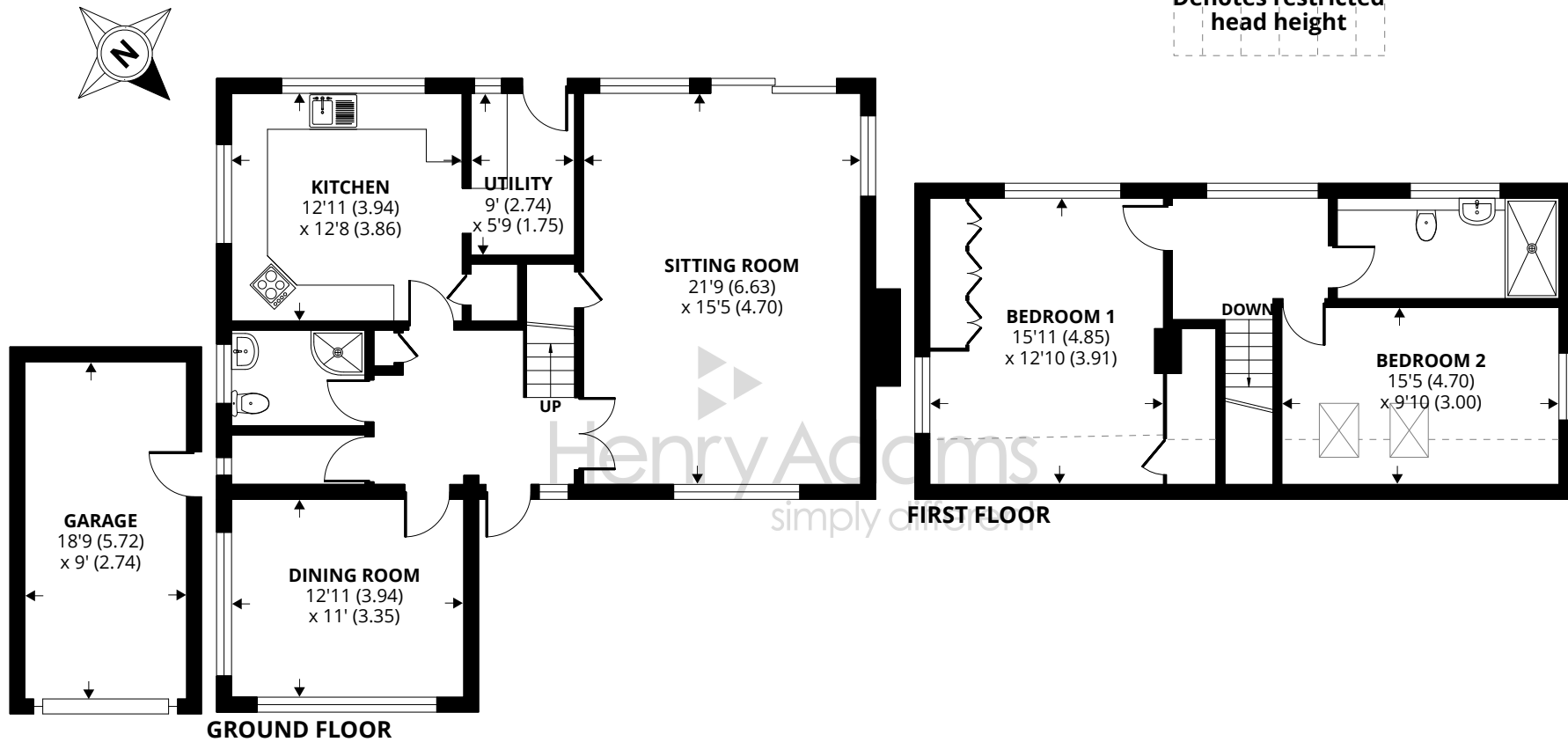
Outside the gardens are delightful with an abundance of acers and rhododendrons among the plants providing a plethora of colour in the changing seasons. There are two pond areas and the plot is almost half an acre. It is a very tranquil private garden. The property is being sold with the advantage of no forward chain.











Approximate Area = 1393 sq ft / 129.4 sq m

Limited Use Area(s) = 78 sq ft / 7.2 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1640 sq ft / 152.3 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 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.





