



£749,950

Water Lane, Storrington, West Sussex



MARTIN
LUNDY-LESTER



Water Lane, Storrington, West Sussex, RH20 3LY

Standing within a good sized plot, this mature 1950s detached house offers family-friendly accommodation within a few minutes stroll of Thakeham Primary School and the Rock Road site of Steyning Grammar. Wonderful walks are just down the road in The Warren, with the bustling centre of Storrington only a mile away.

The current owners have lived here for almost 40 years and the property feels very warm and welcoming, bright and airy throughout. The living room has a cosy wood burner, plus French doors onto the rear patio seating area. The large open plan kitchen/dining room has plenty of space for family meals and there is a ground floor cloakroom/WC, quite rare for a house of this age. Upstairs, all three bedrooms are really good doubles, the larger two featuring plenty of built in storage. The bathroom has a separate bath and shower.



To the front, a timber five bar gate opens onto a driveway with parking for a number of vehicles, plus an integral garage. The rear garden feels very safe and secure, with space for children to play, whilst adults relax with family and friends. The semi-overground pool is very economical to run, with a separate pool room/workshop close by. The lawn slopes gently past well established shrubs and trees, including a fabulous monkey puzzle and a lovely palm tree.

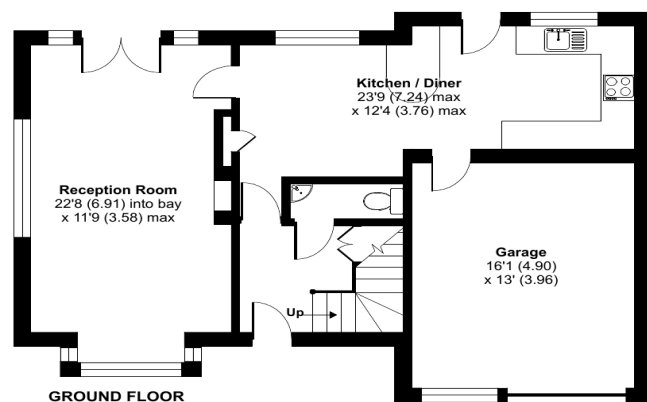
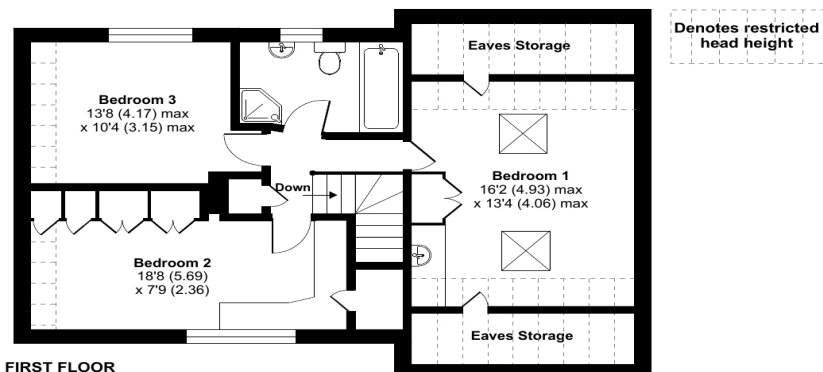
Shops, pubs, and cafes are all close by in the village centre, along with a Waitrose supermarket, doctors, dentists and a well stocked library.



Water Lane, Storrington, Pulborough, RH20

Approximate Area = 1181 sq ft / 109.7 sq m
 Limited Use Area(s) = 188 sq ft / 17.5 sq m
 Garage = 212 sq ft / 19.6 sq m
 Total = 1581 sq ft / 146.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Lundy-Lester Ltd. REF: 1136599



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