



Price Range £750,000 - £775,000

Melrose Place, Storrington



MARTIN
LUNDY-LESTER



Melrose Place, Storrington RH20 3HH

Offered chain free, this five bedroom detached house is situated on a private road, with a mature garden and scope to modernise and improve. Wonderful country walks will be found almost from the front door, with a choice of shops, pubs and restaurants within a few minutes drive.

The property offers flexible accommodation of more than 2000sq ft over two floors. Believed to have been built in the 1920s, there are period features, including a beamed ceiling and open fire in the warm and welcoming lounge. French doors open from here and the dining room onto the garden, which wraps around the property, giving areas of light and shade throughout the day, with space for children to play or for adults to relax with friends. The kitchen is a good size and there is a useful utility room, plus a Jack and Jill bathroom which serves the three ground floor bedrooms, one of which is currently used as a study. Upstairs are two further double bedrooms, another bathroom and plenty of eaves storage. A driveway sits in front of the oversized single garage.



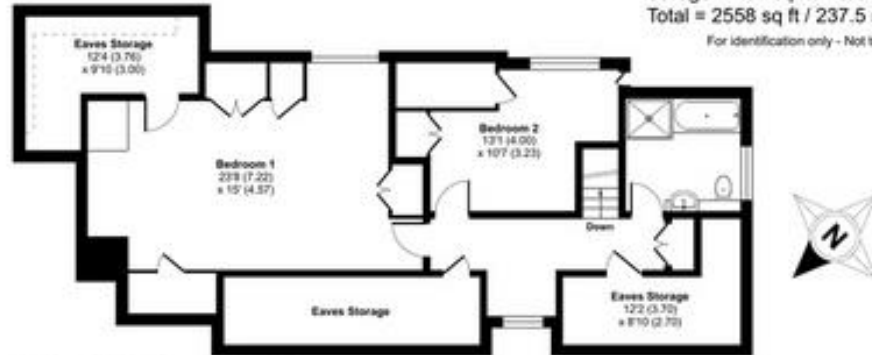
Less than two miles from Storrington's bustling village centre, all local amenities are within easy reach. A number of primary schools are nearby, with older children being in catchment for Steyning Grammar.



Hollybank, Melrose Place, Storrington, Storrington, RH20

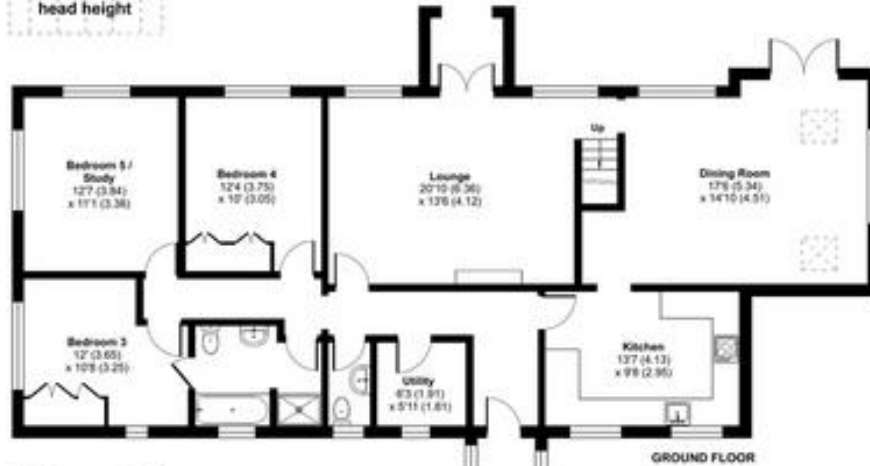
Approximate Area = 2358 sq ft / 219 sq m
 Limited Use Area(s) = 19 sq ft / 1.7 sq m
 Garage = 181 sq ft / 16.8 sq m
 Total = 2558 sq ft / 237.5 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Garage
18'4 (5.60)
x 9'10 (3.04)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Lundy-Lester Ltd. REF: 1312325



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



01798 817257 or 07788 531768

Lancaster House, Storrington Road, Thakeham, RH20 3NA

martin.lundy-lester@kwuk.com

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.