Henry Adams
simply different

Welmdene, Rock Road, Storrington

West Sussex, RH20 3AG

Welmdene, Storrington

A well presented detached bungalow in plot approaching a third of an acre.

3 4 2 EPC D

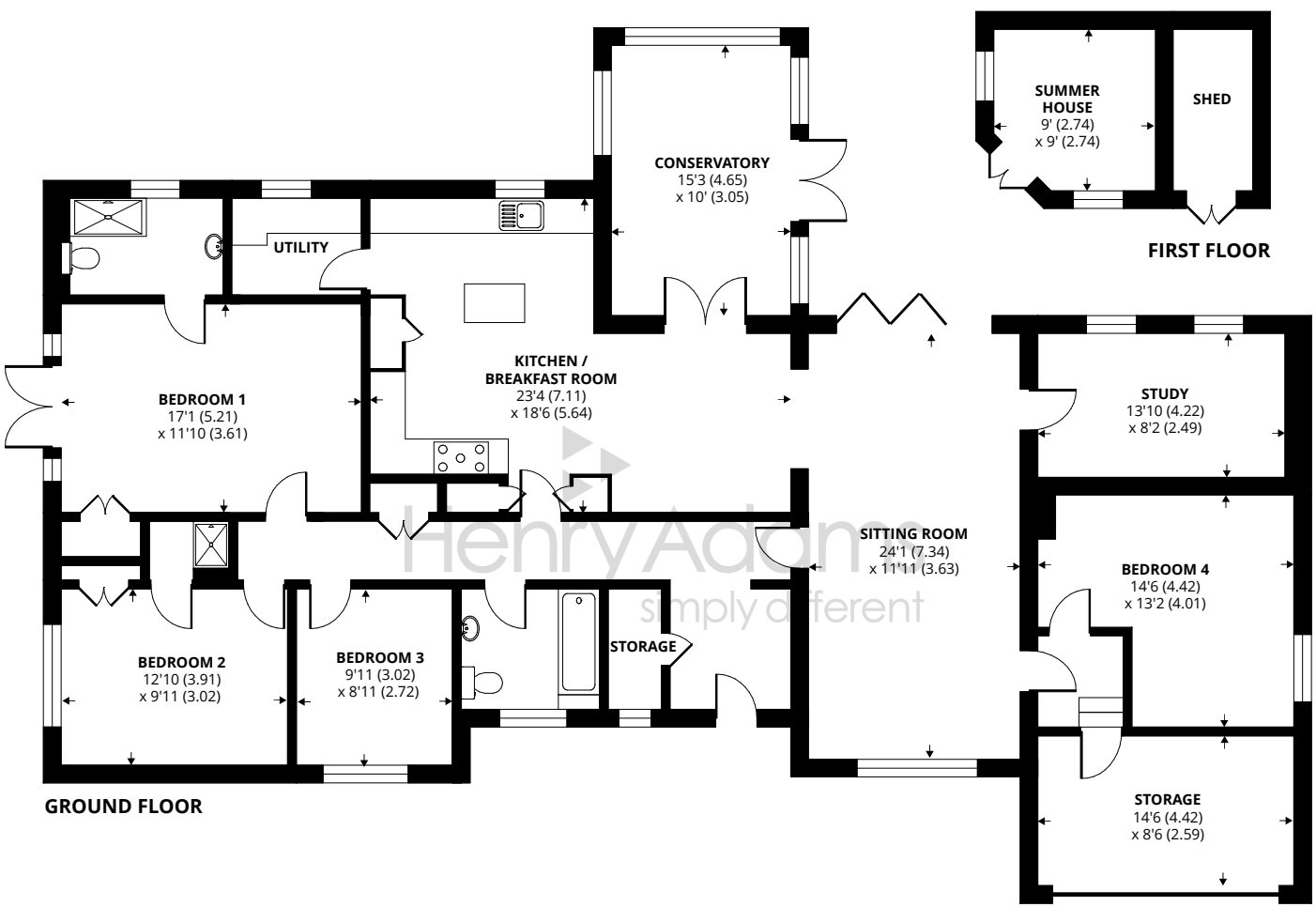
- **Sitting room with feature fireplace**
- **Conservatory overlooking garden**
- **Kitchen / dining room**
- **Utility room**
- **Principal bedroom with en-suite and French doors to garden**
- **South facing landscaped garden**
- **Driveway parking for several cars**

Set on the outskirts of the village, Welmdene is a beautifully presented bungalow. On entering there is a spacious hallway with large coat cupboard, leading off is the double aspect sitting room, with bi-fold doors to the garden, and a feature electric fire. Leading from the sitting room is the dining room / kitchen with a range of cream high and low level units, a useful pantry and central island unit with solid wood surface, and a Rangemaster cooker. The washing machine, dishwasher and fridge are all located in the utility room. Off the dining room is the lovely conservatory which has access to the garden.

There are four bedrooms to the property, the principal having an en-suite shower room and French doors to a private garden area ideal for a hot tub or morning coffee on the decked area. Bedroom two also has an en-suite shower room and there is the stylish family bathroom. The accommodation at the property is completed with a study or fifth bedroom and a useful store room.

Outside there is a useful garden store and there are a number of rhododendrons and other shrubs with a south facing garden which is very private.

READ



Approximate Area = 2144 sq ft / 199.2 sq m (includes garage)
Outbuilding = 129 sq ft / 11.9 sq m
Total = 2273 sq ft / 211.1 sq m
For identification only - Not to scale

Certified Property Measurer

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

The property is situated approximately two miles out of Storrington in a predominantly woodland setting with a few other immediate neighbours. The village itself has a good range of local shops and amenities including a Waitrose store, a new health centre as well as a wide variety of sports and social clubs. Although the address is regarded as 'Storrington' the property is in the neighbouring parish of Washington.

Directions

From our office in the centre of Storrington, turn left into the High Street. At the mini roundabout, turn left and proceed up School Hill. Pass over the traffic lights and carry straight onto Rock Road at the mini roundabout by the garage. Proceed along Rock Road passing Merrywood Lane and Newhouse Lane. The property will be found a short way along on the left hand side, before you reach Gorse Bank Close.