



Woodcote, Melrose Place, Storrington, West Sussex RH20 3HH



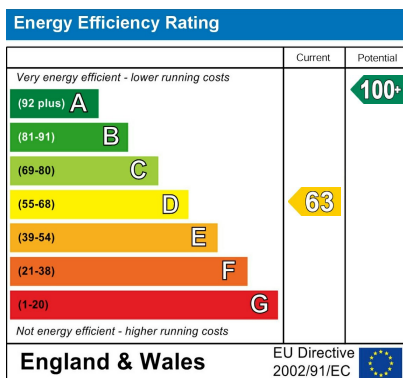


# Woodcote, Melrose Place, Storrington, West Sussex RH20 3HH

Guide Price £599,950 Freehold



- WELL SCREENED REAR GARDEN
- DETACHED SINGLE STOREY DWELLING
- MAINLINE STATION IN PULBOROUGH
- GARAGE AND OFF ROAD PARKING
- GREENHOUSE AND GARDEN SHED
- NO THROUGH ROAD IN QUIET LOCATION



## Accommodation

Entrance hall \* Modern fitted kitchen \* Double aspect sitting room \* Three double bedrooms \* Family bathroom \* Separate shower room \* Garage \* Off road parking \* Quiet no through location \* Landscaped front and rear gardens \* EPC rating D \*

## Directions

From the offices of GL & Co Estate Agents in Storrington proceed in an easterly direction to the mini-roundabout and turn left onto School Hill (B2139) and continue on Thakeham Road for approximately two miles. At the mini-roundabout by Steyning Grammar School bear right into Rock Road. Continue along Rock Road for approximately one mile and take the second turning on the left into Newhouse Lane, continue for approximately a quarter of a mile and Melrose Place will be found on the right hand side. Turn right into Melrose Place and the property is the second one on the right.

## The Property

A charming well-presented detached three bedroom bungalow set in a much sought after quiet no through road on the outskirts of Storrington village with garage and off road parking. The property is entered via a spacious entrance hall leading up to glass panel double doors, which lead into a good size double aspect sitting room, with a feature fireplace, views and double doors leading out to the well screened rear garden. To the right of the hall a door leads into the modern fitted kitchen with built -n Bosch appliances, matching base and wall mounted units, one and half bowl sink and drainer, tiled floor, and window to rear overlooking the garden. A side door leads out to garden, parking and garage. There are three good size double bedrooms, with extensive built-in double wardrobes to bedrooms one and two. Bedroom three can be used as a study or for dining depending on preference. Completing the internal accommodation there is a modern fitted family bathroom together with a further separate shower room.

## Outside

The property is located on the outskirts of the village and is set in a quiet semi-rural, private no through road of just fifteen properties. There is off road parking and access to single garage with electric roller door, light and power and courtesy door to side. To the front of the property there is level lawn and mature shrub border with a quaint stream running to one side. To the rear of the property there is a well screened garden with patio seating area, further lawn area and mature shrub borders and beds. There is also a greenhouse and a large garden shed.



To arrange a viewing call us on 01903 742354 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

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## Situation

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

## Sporting and Recreation

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

## Services

All mains services are connected. According to Ofcom for this address Superfast broadband is available. Highest download speed is 79 Mbps. Private road charge - Currently ?150 per annum.

## Council Tax

Council Tax Band F. Please contact Horsham District Council on (01403) 215100

## In The Know

Not all of our particulars are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354

## Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

## Disclaimer

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# Melrose Place, Pulborough, RH20

Approximate Area = 1050 sq ft / 97.5 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1227 sq ft / 113.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for GL&CO Estate Agents. REF: 1240409

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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