



Yaffles, Nightingale Lane, Storrington, West Sussex RH20 4NU





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Offers In Excess Of £950,000 Freehold



- 4 BEDROOM SINGLE STOREY HOME
- QUIET NO THROUGH LOCATION
- DETACHED GARAGE COMPLEX
- SOUTH FACING GARDEN
- EXTREMELY WELL PRESENTED
- CLOSE TO LOCAL SHOPS AND AMENITIES
- VIEWS OF THE SOUTH DOWNS NATIONAL PARK
- OFF ROAD PARKING

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

ACCOMMODATION Reception hall * Spacious kitchen/dining room * Separate utility room * Sitting room * Study/Bedroom four * Shower room servicing bedroom four * Principal bedroom suite * Guest bedroom suite * Further bedroom three/Hobbies room * Home gymnasium * Large garden store room * Car port and Garage * Private drive * Off road parking area * Landscaped gardens * Vegetable/herb garden * Views of South Downs National Park * Quiet yet convenient location close to town * EPC rating C

DIRECTIONS What3words///agree,crecendo.club

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.

DESCRIPTION The property is entered via a light and spacious entrance hall with ceiling window and built in bookshelves and storage. To the right of the entrance, a door leads through to a spacious double aspect breakfast room with tiled under floor heating, sliding patio doors and a large window to front allowing plenty of available light all day long. To the side of the breakfast room there is a modern well-appointed fitted kitchen with matching wall and base mounted units, quartz work tops and built-in Miele appliances. To the rear of the kitchen is a separate utility room also with matching wall and base units, sink and drainer, space and plumbing for washer/dryer and door to rear raised patio area. To the left of the entrance hall there is a light and airy triple aspect sitting room with a south westerly facing bay window with glimpse views towards the South Downs National Park. Next to the sitting room there is bedroom three, which is also spacious and very light and is currently used as a hobbies room. Bedroom four is currently used as a beautifully appointed study/ home office with fully fitted desk, worktops, shelving and storage, which is ideal for home working. To the side of bedroom four there is a separate shower room servicing both bedrooms three and four.

The principal bedroom is entered via a walk through dressing area flanked by built in wardrobes and storage leading through to the main bedroom area with large window to side. A door off the bedroom leads to an extremely well appointed and spacious en-suite bathroom with tiled walls, under floor tiled flooring, separate walk-in shower cubicle, beautiful stand alone corner bath, low level WC, wash hand basin with vanity unit under and heated towel rail. The guest bedroom suite is equally well appointed, decorated to a high level with built in wardrobes and storage, a linking walk through dressing area with further built-in wardrobes and storage leading through to another well-appointed ensuite shower room with separate shower cubicle, low level WC, stand alone wash hand basin sat on beautifully carved wooden surface, tiled walls and heated towel rail.

- Entrance hall
- Reception 1
- Reception 2
- Kitchen/dining room
- Bedroom 1
- Bedroom 2



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Bedroom 3

Bedroom 4

Bathroom 1

Bathroom 2

Bathroom 3

OUTSIDE Located in a rarely available quiet no through lane, yet close to local amenities and town centre , the property is approached via a long private drive leading to a spacious gravelled off road parking area. From here there is access to a purpose built detached garage and parking complex comprising of garage, car port, large garden store room and large home gymnasium, which could also be used for a myriad of purposes such as home office or workshop. The gardens are mainly laid to lawn interspersed with mature shrub and flower beds. Mature trees flank to one side, along with a paved seating area designed for 'Al Fresco' dining and enjoying the evening sunshine. To the rear of the property there is a well designed fruit, vegetable and herb garden with a variety of raised beds.

Garden

SERVICES All mains are connected. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1000 Mbps.

COUNCIL TAX Council Tax Band G. Please contact Horsham District Council on (01403) 215100

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VIEWING Strictly by appointment: 01903 742354

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Floor plan

EPC graph

4 bed property available in Storrington - ?999,950, please call GL & Co on 01903 742354

Rarely available, this fabulously refurbished four bedroom detached single storey residence is situated in a quiet no through lane yet within short distance of Storrington village centre. The property also benefits from detached garage and car port along with a home gymnasium.





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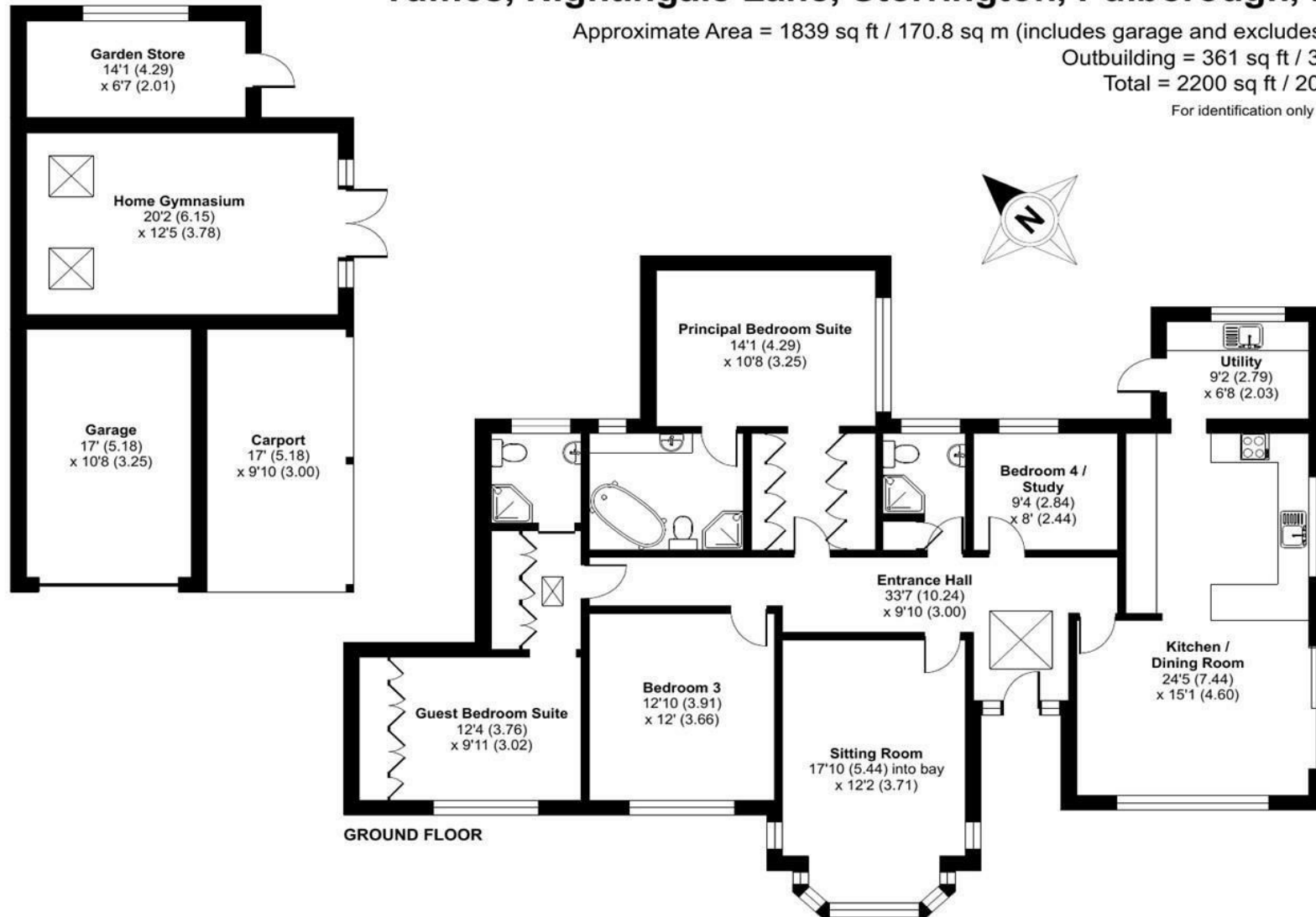
Yaffles, Nightingale Lane, Storrington, Pulborough, RH20

Approximate Area = 1839 sq ft / 170.8 sq m (includes garage and excludes carport)

Outbuilding = 361 sq ft / 33.5 sq m

Total = 2200 sq ft / 204.3 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). © n̄checom 2026. Produced for GL&CO Estate Agents. REF: 1408628

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