Hurst Lodge | Sandgate Lane | Storrington | West Sussex | RH20 3HJ

FOWLERS
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Hurst Lodge

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£799,950

Situated along a private no-through road is this three bedroom detached family home set in an elevated position and set in 0.41 acres of grounds. The property extends to 1774sqft and is approached via steps with railings up to the front entrance with veranda providing a seating area to make the most of the gardens and Sandgate Park beyond. The accommodation comprises: entrance hall, sitting room with open fireplace and large window bay overlooking the front garden with panoramic view of the woods, studio/art room with vaulted ceiling looking up to the Minstrels Gallery, separate dining room with door out to the rear garden, kitchen and utility room, ground floor main bedroom and ground floor shower room. A wooden turning staircase leads up to the first floor having two further bedrooms, both having a large walk-in loft areas which in turn from bedroom two leads into the Minstrels Gallery. Bedroom three/study has superb views towards the South Downs and Sandgate Park. There is a bathroom on this floor as well. Outside, there is an in and out driveway to the front, plus a further off-road parking space in front of the single garage which has an electric up and over door. The gardens are a real feature of the property and are on several levels with a top and bottom lawn to the front and a rockery to the rear. There is a detached cottage/studio which could make an ideal home office. The garden also has a greenhouse and summerhouse. Located in a quiet lane, the property also has the benefit of a pathway opposite, which leads into Sandgate Woods and belongs to the property and is ideal for anyone who has dogs or just wanting to have a walk. No forward chain.

- Detached Family Home
- Three Bedrooms
- Set on an elevated Plot of 0.41 of an acre
- Sitting Room with large window bay
- Studio/Art Room with Vaulted Ceiling
- Minstrels Gallery
- Dining Room
- Kitchen and Utility Room
- Two large walk-in loft areas with power and light
- Ground Floor Shower Room
- First Floor Bathroom
- In and Out Driveway
- Off-road Parking, Single Garage
- Gardens surround the property
- Cottage/Studio in the garden
- No forward Chain

Entrance Wooden glazed door to:

Entrance Hall Radiator, stairs to first floor, cloaks cupboard, window to front.

Sitting Room 18' 10" x 13' 0" (5.74m x 3.96m) Open fireplace with slate hearth, brick surround and brick mantel over, large bay window with views across the garden, radiators, wood flooring, door to side leading to the veranda, archway to:

Studio/Art Room 15' 5" x 13' 0" (4.7m x 3.96m) Vaulted ceiling, two radiators, wood flooring, glazed windows, looking up to the Minstrels Gallery.

Dining Room 11' 5" x 11' 4" (3.48m x 3.45m) Glazed windows with glazed door to rear, radiator.

Kitchen 12' 7" x 11' 4" (3.84m x 3.45m) Glazed windows, range of wall and base cupboards, double stainless steel sink unit with stainless steel mixer tap, four ring 'Bosch' electric hob, 'Bosch' integrated oven and separate grill above, space and plumbing for dishwasher, radiator, space for fridge/freezer, range of worksurfaces, lino flooring, archway to:

Utility Room 9' 11" x 7' 1" (3.02m x 2.16m) Space and plumbing for washing machine, radiator, wooden door to outside, glazed window, three walk-in cupboards including airing cupboard housing tank with shelving, larder cupboard with window, further storage cupboard, lino flooring.

Bedroom Suite Door leading to:

Ground Floor Bedroom One 16' 11" x 13' 3" (5.16m x 4.04m) Double aspect room with window bay with glazed windows, further glazed window to side, three radiators, range of built-in wardrobe cupboards.

Ground Floor Shower Room Glazed window, push flow w.c., radiator, wall-mounted wash hand basin with stainless steel tap, part tiled walls, wall-mounted electric heater, double shower unit with shower attachment, wall-mounted mirror with light over, lino floor.

Turning Wooden Staircase to:

First Floor Landing Window to front.

Bedroom Two 16' 11" x 10' 11" (5.16m x 3.33m) Radiator, dual aspect room with glazed window, leading to:

Large Walk-in Loft Area 21' 8" x 13' 1" (6.6m x 3.99m) Port hole window, power and light, door leading to:

Minstrels Gallery Overlooking the studio/art room below, book shelving, window to side.

Bathroom Inset bath with taps and hand held 'Triton' shower attachment, part tiled walls, w.c., inset wash hand basin with storage under, two radiators, lino floor, glazed window to front, medicine cabinet.

Door From the Landing to:

Inner Landing Area Numerous eaves storage cupboards and shelving, door to:

Bedroom Three/Study 10' 8" x 9' 8" (3.25m x 2.95m) Glazed windows with superb views towards the South Downs and Sandgate Park, radiator, ceiling beams, door to:

Large Walk-In Loft Space 13' 1" x 12' 9" (3.99m x 3.89m) Power and light, porthole window.

Outside

Gardens and Grounds The property sits in the grounds on an elevated position with numerous trees, shrubs, flower borders, rockery to the rear and various stepped pathways with railings leading to all parts of the gardens. There is a terraced veranda at the front of the house providing seating areas to enjoy the gardens. The main cottage garden to the front is arranged over a top and bottom lawned areas and has the advantage of views across to Sandgate Park. The gardens also consist of a pond, **greenhouse of 9' 10" x 5' 11" (3m x 1.8m), summerhouse of 8' 2" x 8' 2" (2.49m x 2.49m)**, and 2 gates leading out onto Sandgate Lane. There is also a pathway located opposite the house which belongs to the property, to give access to Sandgate Woods. There is an outside power point and 2 outside water taps. There is also a boiler room and separate detached cottage/studio. The property is oil fired with oil tank located at the rear of the gardens.

Boiler Room Housing oil fired boiler, power and light, window.

Cottage/Studio 17' 7" x 9' 8" (5.36m x 2.95m) Double glazed door to:

Porch Tiled flooring, window, wooden glazed door to:

Studio Area Double aspect room, windows, wash hand basin leading to:

Separate WC With WC.

Attached Tool Shed 5' 11" x 2' 11" (1.8m x 0.89m) Storage for tools etc..

Parking There is an in and out driveway plus a further parking space in front of the garage:

Single Garage 18' 4" x 9' 10" (5.59m x 3m) Automatic up and over door, power and light.

Road Charges There are road charges for Sandgate Lane of £300 per annum for the up-keep of the road.

EPC Rating: Band E.

Directions
'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:
https://what3words.com
///habits.courier.elevator

Hurst Lodge, Sandgate Lane, Storrington, Pulborough, RH20

Approximate Area = 1774 sq ft / 164.8 sq m (excludes void)
Limited Use Area(s) = 686 sq ft / 63.7 sq m
Garage = 181 sq ft / 16.8 sq m
Outbuildings = 335 sq ft / 31.1 sq m
Total = 2976 sq ft / 276.4 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). ©nichecom 2026. Produced for Fowlers Estate Agents. REF: 1508102

"We'll make you feel at home..."

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