









## Treyford, Storrington

A beautifully presented detached house built in the 1940's by local builders 'Carver'.



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- ▶ Sitting room with gas fire
- ▶ Modern kitchen / dining room with doors to patio
- ▶ Ground floor bedroom or family room
- ▶ Refurbished shower room and bathroom
- ▶ Two double bedrooms one with fitted wardrobes
- ▶ Single bedroom or study
- ▶ Self contained cabin in garden with kitchenette and shower room
- ▶ Overall plot of a third of an acre
- ▶ Ample driveway parking

Coming to the market for the first time in over 25 years this is a lovely detached family home built by local builder Carver in the 1940's.

During the last 25 years the owners have done extensive work to the house, including a kitchen extension. On entering via the oak door there is an entrance hall off which is the double aspect ground floor bedroom or ideal family room and to the other side the sitting room, with a gas fire and oak flooring, there are double doors opening to the kitchen/dining room. This has velux windows in the roof, French doors to the patio and window to the front making it a lovely light and airy room. The kitchen has a range of high and low level cupboards, eye level oven and a combination microwave and oven, spaces for fridge/freezer, washing machine and tumble dryer, completed by the white quartz worksurface. There is ample space for a dining table overlooking the rear garden. The ground floor accommodation is completed with the refitted shower room.

On the first floor there are two double bedrooms with bedroom two having fitted wardrobes and a single room/study. There is a modern bathroom suite which has been refitted in the last couple of years.













Approximate Area = 1283 sq ft / 119.1 sq m

Outbuildings = 406 sq ft / 37.7 sq m

Total = 1689 sq ft / 156.8 sq m

For identification only - Not to scale



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.



## Outside

To the front there is ample driveway parking for several vehicles and to the rear there are two garden sheds for storage, a large patio area and at the end of the garden a cabin providing ample additional space for either working from home, teenage hang out or additional accommodation, it provides a living area, kitchenette and shower room.

## Location

Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis and squash club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24.

The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.





