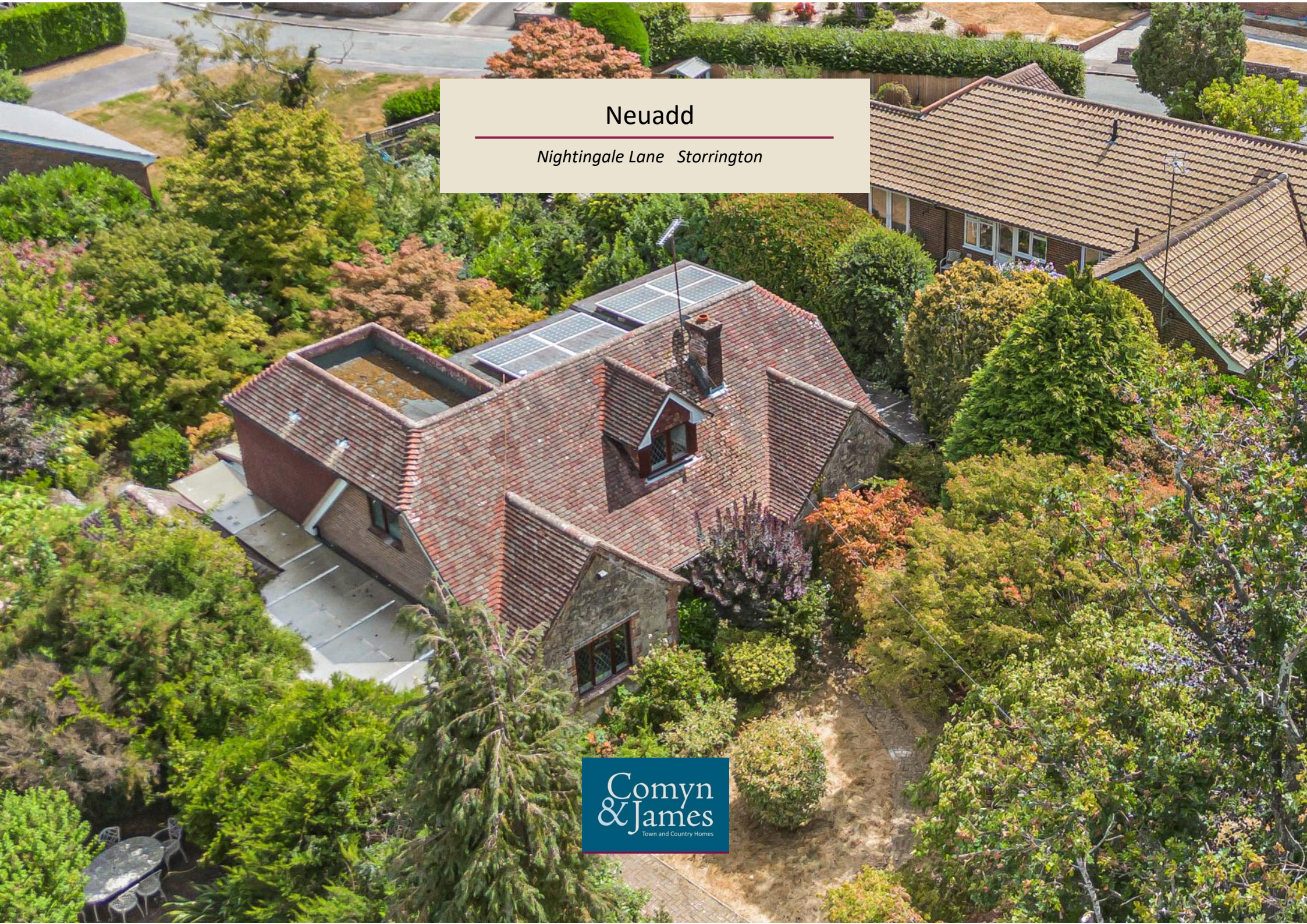

Neuadd
Nightingale Lane Storrington
Comyn & James
Town and Country Homes





For sale by informal tender – a large, 4 bedroom detached home of character in 0.25 acre, requiring modernisation- convenient for town centre & walks

4 | 2 | 1 | EPC C

FOR SALE BY INFORMAL TENDER

BEST AND FINAL OFFERS TO BE SUBMITTED IN WRITING TO THE OFFICE OF COMYN AND JAMES BY

Close of business Monday 24th August 2026

- 4 Bedrooms & 2 Bathrooms
- 2173 sq ft Accommodation
- Large Plot 0.25 Acres
- Garage and Parking
- Scope to Enlarge and Modernise
- Superb Location for Shops & Walks
- No Ongoing Chain

Description

Nestling in a large, 0.25acre plot in a highly desirable, no through lane, within 0.3 mile of shops and village centre, this is a superb opportunity to acquire a detached home of character in need of modernising and updating.

Accommodation

Offering flexible accommodation of approx. 2173 sq ft, this appealing, enlarged, detached home boasts a mix of brick, stone and tile hung elevations and dates from the period 1939 to 1949.

Internally the accommodation is well planned and spacious and comprises a large kitchen with dining area, a formal sitting room, 2 conservatories, sun room, a box room or study and 2 ground floor bedrooms with a bathroom. On the first floor there is a large open landing with scope as a reception area of possibly a 5th bedroom and off this is a main bedroom featuring a dressing area and en-suite and a guest double bedroom.

Externally there is ample parking courtesy of a long driveway, large car port and a detached single garage with storage over. The drive is flanked by a big front garden laid to lawn and interspersed with specimen trees and shrubs with densely screened borders.

Neuadd

Nightingale Lane, Storrington, RH20

The rear garden is overgrown and hidden but offers a wonderful opportunity for buyers to create a landscaped plot. There are hidden raised beds, a timber deck, greenhouse and garden shed with heavily screened borders all round. The plot in all extends to 0.25 acre.

Set in a highly regarded, tree lined, no through lane, the property is ideally placed for delightful National Trust walks and access to the village centre which lies approx. 0.3 miles away. There is a wide range of shopping facilities including Waitrose (with Sainsbury and Tesco nearby in Pulborough), general stores and hairdressers, restaurants, cafes and pubs. There are mainline services to Gatwick and London (Victoria station – approx 80 minutes) from Pulborough, Horsham and Billingshurst.

Flood Risk: According to Gov.uk flood website there is a very low chance of flooding and a low chance of surface water flooding. It is outside a designated groundwater flood alert area.

Broadband: According to Ofcom website checker there is standard, superfast and ultrafast fibre available.

Mobile Phone: According to Ofcom website checker there is good outdoor coverage for Three and Vodafone, good outdoor and variable indoor for O2 and good outdoor and indoor for Ee

Covenants: Please enquire with the agents with any queries or specific questions on anything that might affect a decision to buy.

Note: we believe there are solar panels but the seller's representative is unable to provide any detailed information or details – there is a temporary electricity supply.

CONDITIONS OF SALE

All best and final offers must be in writing or by email, subject to contract, marked with the property name and must be received by the agents by close of Business Monday 24th august 2026.

Offers must be 'best and final' and state an exact amount in pounds sterling.

The vendors are not bound by this informal tender and reserve the right to agree terms with a buyer of their choosing.

The sale of this property to any prospective purchaser is not legally binding until an exchange of contracts has taken place.

Any costs incurred by disappointed purchasers or bidders will not be refunded.

The sale of the property by informal tender does not restrict the Vendor from considering pre-tender offers or from withdrawing or accepting an offer for the property prior to the tender date.

The Vendor reserves the right not to accept the highest bid or indeed any offer.

All purchasers bidding for the property should ensure that they provide details/ proof of their funding and any relevant information relating to mortgages or the sale of existing properties along with details of their agents acting in the sale. ***Any other conditions*** *that may affect the offer (such as surveys) must be stated. Please include the name and address of your solicitor.*

All bids to : Comyn and James at Burberry Lodge, 143a Lower Street, Pulborough, RH20 2BX or property@comynandjames.co.uk

VIEWINGS STRICTLY BY APPOINTMENT ONLY













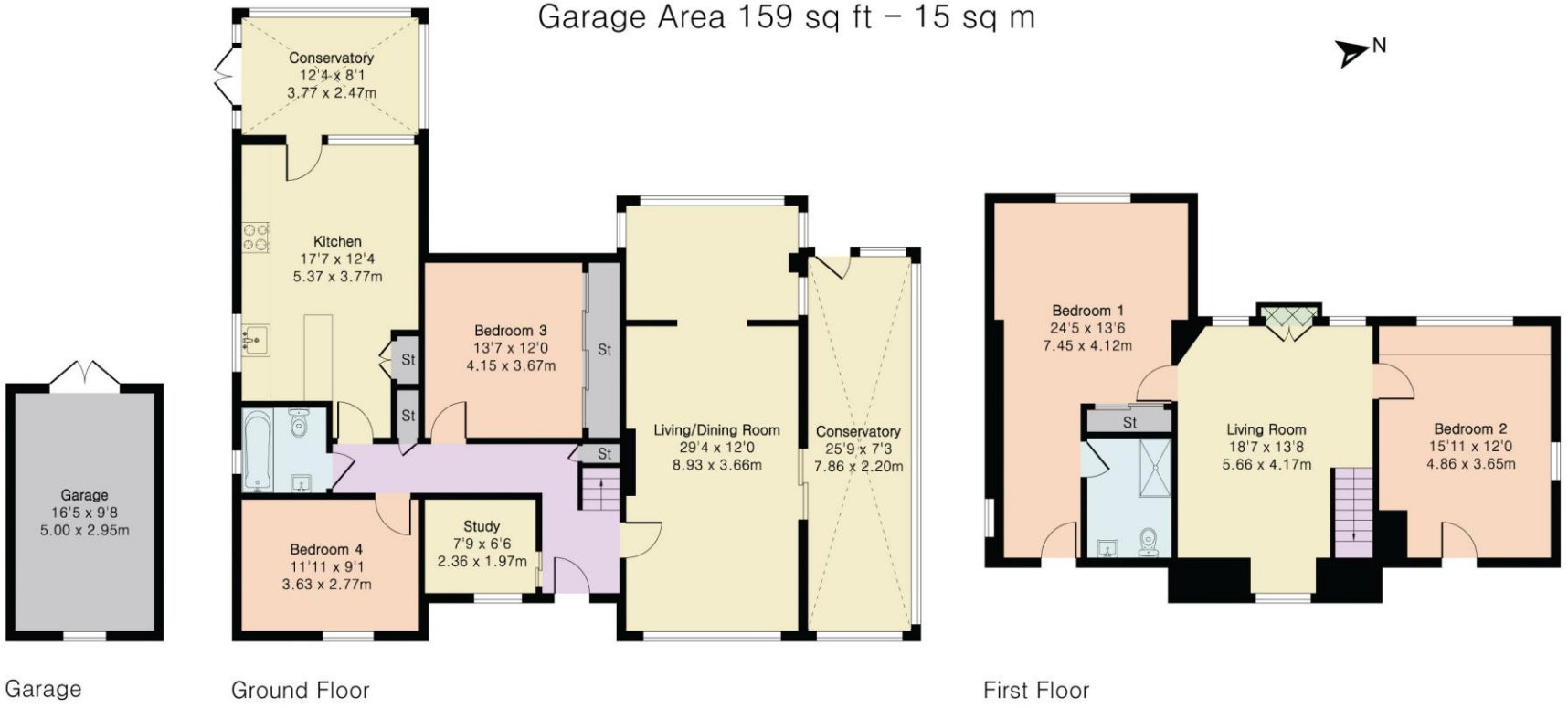


Approximate Gross Internal Area 2173 sq ft - 202 sq m
(Excluding Garage)

Ground Floor Area 1406 sq ft – 131 sq m

First Floor Area 767 sq ft – 71 sq m

Garage Area 159 sq ft – 15 sq m



Important Notice: Comyn and James would like to inform all prospective purchasers that these sales details have been prepared in good faith for a fair overall view of the property only and do not constitute part of an offer or a contract. All descriptions of dimensions and areas, reference to condition, permissions, covenants and boundaries are given as a guide and must not be relied on as a statement of fact. No person in the employment of Comyn and James LLP has authority to make any representation or warranty in relation to the property as we have not carried out a structural survey or tested services, appliances, or fittings. Photographs and floor plans show only certain aspects of the property at the time they were taken and it should not be assumed that the property remains exactly as it is shown. Prospective purchasers should make specific enquiries concerning any matters of particular importance affecting a decision to view or purchase the property and are strongly advised to contact the office regarding the availability of the property before undertaking any journeys and incurring any abortive costs.

General

Services

Mians water gas and electricity. Mains drainage. Solar panels – temporary electricity supply.

Local Authority

Horsham District Council

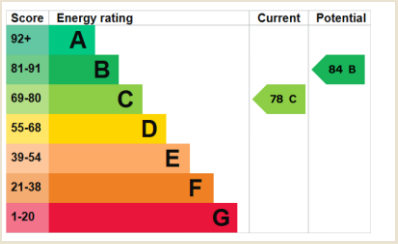
Council Tax

Tax Band F £3,560.28

Tenure

Offers over £550,000

Freehold



Pulborough Office

Burberry House, 143 Lower Street,
Pulborough, West Sussex RH20 2BX
01798 888111

Associate London Office

121 Park lane,
London W1K 7AG
0207 079 1553

www.comynandjames.co.uk
property@comynandjames.co.uk

