



65 John Ireland Way | Washington | West Sussex | RH20 4EP |





65 John Ireland Way

Washington | West Sussex | RH20 4EP

£425,000

Situated on the David Wilson development built circa 2015 and having access to walks to nearby Sandgate Park is this delightfully positioned two bedroom semi-detached home located towards the rear of the development. The property itself has been well maintained by the current owners, having owned it from new, with the addition of the conservatory in 2016 making more use of the internal space. To the ground floor is a cloakroom, sitting room with bay window and fireplace, good sized kitchen/breakfast room leading out in to the conservatory which gives access out to the rear garden. To the first floor, there are two double bedrooms, the main bedroom has an en-suite shower room and a deep walk-in storage cupboard, and family bathroom. The second bedroom has a fitted wardrobe and outlook to the front. Outside, there is off-road parking leading to the garage with overhead loft storage. The rear garden is a delightful feature with several shrubs and flower borders, with pathways and patio seating areas. Early viewing recommended.

- Semi-detached Family Home
- Two Double Bedrooms
- Ground Floor Cloakroom
- Sitting Room with Bay Window
- Kitchen/Breakfast Room
- Conservatory overlooking Garden
- En-suite to Bedroom One
- Family Bathroom
- Bedroom Two with fitted wardrobe
- Front Garden
- Off-road Parking
- Single Garage with overhead storage
- Delightful Rear Garden
- Near to Sandgate Park
- Easy Distance to Storrington
- Early Viewing Recommended

Entrance Double glazed front door to:

Entrance Hall Radiator, lino flooring, door to:

Downstairs Cloakroom Radiator, low level push flow w.c., pedestal wash hand basin, lino flooring, wall-mounted consumer unit.

Sitting Room 17' 2 into bay" x 12' 4 maximum" (5.23m x 3.76m) Double glazed bay window to front aspect with inset blinds, two radiators, TV point, telephone point, understairs storage cupboard with light and shelving.

Inner Hallway Radiator, lino flooring, stairs to first floor.

Kitchen/Breakfast Room 15' 6 maximum" x 10' 9 maximum" (4.72m x 3.28m) Range of white fronted wall and base units, range of work surface with inset one a half bowl single drainer stainless steel sink unit with newly fitted stainless steel mixer tap, four ring electric hob with stainless steel splash back and extractor hood over, electric cooker, space for washing machine, space for dishwasher, built-in fridge/freezer, cupboard housing 'Ideal' gas fired boiler, lino flooring, concealed spot lights, double glazed window looking into conservatory, double glazed doors with inset blinds to:

Conservatory 14' 10" x 9' 6" (4.52m x 2.9m) Of uPVC and brick construction, double glazed windows with inset blinds, double glazed doors with cat flap leading out to patio and garden, lino flooring, tinted double glazed roof, Sky point.
Stairs to:

First Floor Landing Double glazed window to side, plinth to one side of the stairs for ornaments, access to good sized loft with insulation.

Bedroom One 10' 9 maximum" x 10' 4 maximum" (3.28m x 3.15m) Two double glazed windows with inset blinds overlooking rear garden, radiator, built-in range of bedroom furniture over bed and to side with hanging rail and shelving, deep walk-in storage cupboard with hanging rail, door to:

En-Suite Shower Room Enclosed double shower cubicle with glazed screen being fully tiled and with hand held shower attachment, radiator, pedestal wash hand basin, low level push flow w.c., part tiled walls, tiled flooring, shaver point, heated towel rail, wall-mounted medicine cabinet.

Bedroom Two 15' 6 maximum" x 9' 5 maximum" (4.72m x 2.87m) Two double glazed windows to front aspect, radiator, telephone point, airing cupboard housing pressurised hot water cylinder with shelving above.

Family Bathroom Panelled bath with hand held shower attachment, pedestal wash hand basin, low level push flow w.c., tiled flooring, heated towel rail, extractor fan.

Outside

Front Garden Low box hedging marks the boundary of the front garden with flower and shrubs, driveway parking leading to:

Garage 20' 5" x 10' 5" (6.22m x 3.18m) Up and over door, power and light, loft storage above, space for fridge/freezer.

Rear Garden The rear garden is a feature of the property with a variety of shrubs and plants, gravelled pathways, good sized paved patio, further paved patio to the rear of the garden, Rose Arbor, enclosed by fence panelling, side access, door to side of the garage, greenhouse, outside power supply, outside water tap.

Maintenance Charge There is a small maintenance charge for the development of £342 per annum.

EPC Rating: Band B.

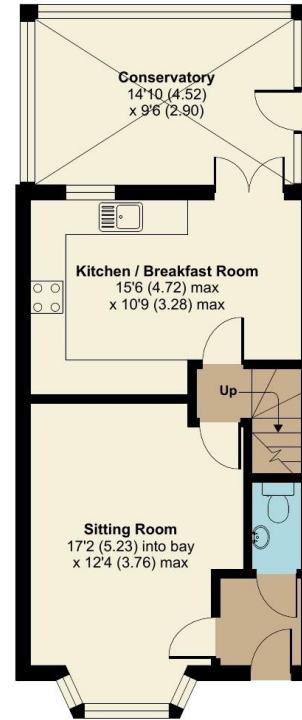




John Ireland Way, Washington, Pulborough, RH20

Approximate Area = 1198 sq ft / 111.3 sq m (includes garage)

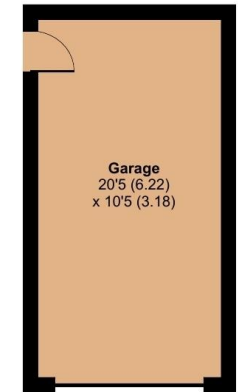
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Fowlers Estate Agents. REF: 868160



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowlersonline.co.uk

storrington@fowlersonline.co.uk 01903 745844

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



Managing Director:
Marcel Hoad

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

- Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.