



2 Wood Cottages

Spierbridge Road | Storrington | West Sussex | RH20 4EA

A deceptively spacious three bedroom terrace home conveniently located close to the village centre. Internally, the property has been built to a very high standard with accommodation comprising: sitting room/dining room, ground floor cloakroom, superb sized kitchen/breakfast/day room with high specification 'Whittingtons' fitted fully integrated kitchen. Upstairs there is the master bedroom with built-in wardrobe cupboards and en-suite, bedroom 2 with en-suite and a family bathroom. Outside, there is off-road parking for two vehicles to the front with an attractive secluded south aspect rear garden.

Entrance Door leading to:

Sitting Room/Dining Room 22' 2" x 15' 7" (6.76m x 4.75m) Radiator, uPVC double glazed bay window, wall-mounted vertical radiator, understairs storage cupboard.

Ground Floor Cloakroom Push flow w.c., wall-mounted wash hand basin with monobloc tap, wall-mounted chrome heated towel rail, part tiled walls, extractor, concealed spot lighting.

Open Plan Kitchen/Breakfast/Day Room High specification fitted kitchen with integrated appliances comprising: fan assisted electric oven and separate grill with built-in microwave, inset four ring Induction hob with recessed extractor, further range of eye-level cupboards, quartz working surfaces with groove drainer, one and a half bowl single drainer sink with mixer tap, fitted peninsula breakfast bar, built-in wine cooler, extensive range of built-in storage cupboards, recessed area suitable for housing fridge/freezer, built-in utility cupboard with space and plumbing for washing machine and tumble dryer, seating area with storage drawers under, lantern skylight with concealed spot lighting, bi-folding doors leading to rear garden.

Stairs to:

First Floor Landing Access to loft space, 'Potterton' boiler.

Bedroom One uPVC double glazed windows, built-in wardrobe cupboards, radiator, door to:

En-Suite Shower Room Large walk-in double shower with overhead soaker and central controls with recessed lighting, extractor, low level flush w.c., wall-mounted wash hand basin, fully tiled.

Bedroom Two Radiator, uPVC double glazed windows, built-in wardrobe cupboard, door leading to:

En-Suite Shower Room Fitted shower unit with folding glass and chrome screen with independent shower unit with central controls, wall-mounted wash hand basin, low level flush w.c., heated chrome towel rail.

Bedroom Three Radiator, uPVC double glazed windows.

Bathroom Jacuzzi bath with chrome controls and separate shower attachment, wash hand basin with monobloc tap, low level flush w.c., recessed lighting.

Outside

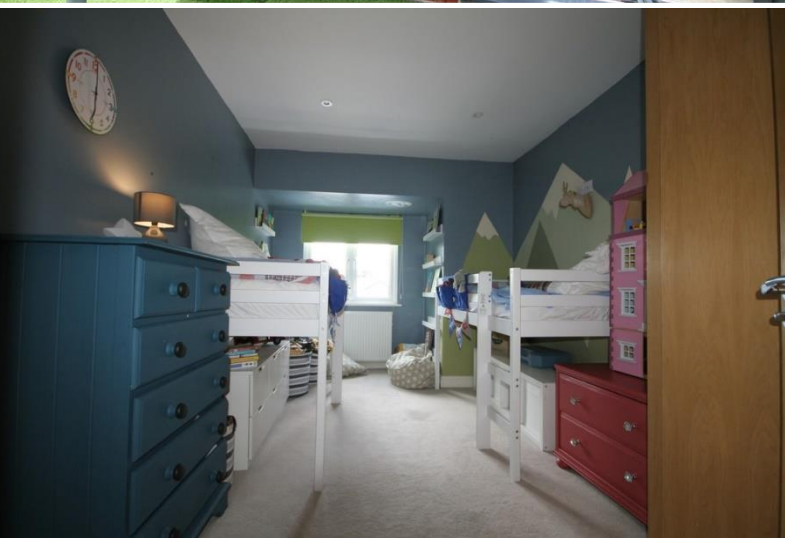
Parking Parking area for two vehicles and use of shared storage shed.

Rear Garden South aspect garden with Astro turf and central raised feature with attractive trees and shrubs, screened by fence panelling, outside water tap.

EPC Rating: Band C.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowleronline.co.uk storrington@fowleronline.co.uk 01903 745844



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 79 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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,

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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.
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