



## 2 Holly Close

Storrington | West Sussex | RH20 4PD

An attractive two bedroom terraced home situated within this highly regarded cul-de-sac close to the village centre. Accommodation comprises: sitting room/dining room, kitchen/breakfast room, ground floor cloakroom, two double bedrooms and a re-fitted family shower room. Outside there are well kept lawned gardens to the front and a private easily maintained rear garden and a garage in nearby small block.



**Entrance** uPVC double glazed front door to:

**Entrance Hall** Radiator, part glazed door to:

**Sitting Room/Dining Room** 19' 2" x 10' 1" (5.84m x 3.07m) Two radiators, uPVC double glazed window bay, feature fitted coal effect gas fire with wooden surround and mantel over, recessed alcove display area, TV point, part glazed door to:

**Kitchen** 11' 7" x 8' 10" (3.53m x 2.69m) Range of wall and base units with built-in fan assisted electric oven and grill with four ring inset gas hob with extractor over, stainless steel one and a half bowl single drainer sink unit with space and plumbing for washing machine, range of wood grain working surfaces, part tiled walls, recessed area suitable for housing fridge/freezer, further eye-level cupboards, space and plumbing for washing machine, radiator, uPVC double glazed windows, understairs storage cupboard housing gas and electric meters, door leading to rear garden.

**Ground Floor Cloakroom** Low level flush w.c., wall-mounted wash hand basin, radiator, uPVC double glazed window, part tiled walls.

**Stairs to:**

**First Floor Landing** Access to loft space, shelved linen cupboard housing factory insulated copper cylinder with fitted immersion.

**Bedroom One** 14' 10" x 13' 4" (4.52m x 4.06m) Two radiators, uPVC double glazed windows, range of floor to ceiling built-in wardrobe cupboards, vanity unit, built-in storage cupboard.

**Bedroom Two** 12' 0" x 8' 6" (3.66m x 2.59m) Radiator, uPVC double glazed windows.

**Shower Room** Re-fitted suite with fully enclosed corner shower unit with sliding doors, fitted independent shower unit, low level flush w.c., wall-mounted wash hand basin with toiletries cupboards under, tiled flooring, fully tiled, uPVC double glazed window, heated chrome towel rail, concealed spot lighting.

**Outside**

**Front Garden** Area of lawn, pathway to front door.

**Rear Garden** Secluded rear courtyard style garden, mainly paved with flower and shrub borders, screened by fence panelling with rear access gate.

**Garage** Situated in small nearby block.

**EPC Rating:** Band C.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ [www.fowleronline.co.uk](http://www.fowleronline.co.uk) [storrington@fowleronline.co.uk](mailto:storrington@fowleronline.co.uk) 01903 745844



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