



11 Willow Close
Storrington | West Sussex | RH20 4RQ

A well presented three bedroom detached bungalow located in this sought after quiet cul-de-sac on the popular Hormare development within 1/4 mile of the village centre. Accommodation comprises: sitting room, open plan kitchen/dining room, re-fitted shower room and separate w.c. Outside, there is off-road parking for several vehicles to the front leading to an attached single garage. The walled rear garden is a feature of the property with a southerly aspect offering views towards the South Downs. No forward chain.

Entrance Porch uPVC enclosed double glazed entrance porch, double glazed front door to:

Entrance Hall Two radiators, access to loft space with folding ladder, shelved linen cupboard housing insulated copper cylinder, built-in storage cupboard.

Sitting Room 16' 9" x 11' 10" (5.11m x 3.61m) Radiator, TV point, double glazed sliding patio doors leading to wrought iron balcony and steps onto terrace and gardens.

Open Plan Kitchen/Dining Room

Kitchen Area 11' 2" x 9' 10" (3.4m x 3m) Range of wall and base units with granite style working surfaces with inset four ring gas hob with fan assisted electric oven under, space and plumbing for washing machine, one and a half bowl single drainer sink unit, wall-mounted 'Worcester' boiler, further range of eye-level cupboards with peninsula breakfast bar, opening onto:

Dining Area 9' 10" x 8' 8" (3m x 2.64m) uPVC double glazed windows overlooking garden, radiator, built-in storage cupboards, uPVC double glazed door to side access.

Bedroom One 16' 3" x 10' 0" (4.95m x 3.05m) Floor to ceiling range of mirrored built-in sliding wardrobe cupboards, radiator, uPVC double glazed windows.

Bedroom Two 12' 1" x 9' 4" (3.68m x 2.84m) Radiator, uPVC double glazed windows.

Bedroom Three 11' 3" x 8' 11" (3.43m x 2.72m) Radiator, uPVC double glazed windows.

Separate Cloakroom Low level flush w.c., wall-mounted wash hand basin, radiator.

Re-Fitted Shower Room Large walk-in double shower with fitted independent shower unit with glass and chrome screen, low level flush w.c., pedestal wash hand basin, heated chrome towel rail, radiator, part tiled walls.

Outside

Front Garden Extensive driveway parking for several vehicles leading to:

Attached Garage 18' 0" x 8' 5" (5.49m x 2.57m) Automatic up and over roller door, power and light.

Rear Garden Predominantly south facing garden, being a feature of the property with terraced area, attractive shaped lawned areas with flower and shrub borders, screened by high walling and fence panelling.

EPC Rating: Band D.



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

www.fowleronline.co.uk

storrington@fowleronline.co.uk

01903 745844



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.