



Amberley Cottage | St. Mary's Close | Thakeham | RH20 3GP





Amberley Cottage

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£475,000

A most attractive modern three bedroom cottage with Sussex flint elevations constructed by Croudace Homes in 2014 set within this exclusive cul-de-sac within 3/4 mile of Storrington village centre. Features include: spacious entrance hall, kitchen/dining room, dual aspect sitting room, ground floor cloakroom, en-suite to main bedroom and a family bathroom. Outside there is parking to the front for two cars, detached garage and a west aspect facing garden and terrace.

- Sussex Flint Cottage
- Three Bedrooms
- Dual Aspect Sitting Room
- Kitchen/Dining Room
- Ground Floor Cloakroom
- Spacious Entrance Hall
- Exclusive Development
- Main Bedroom with En-suite
- Family Bathroom
- Built by Croudace Homes
- Within ¾ mile of Storrington
- Parking for Two Vehicles
- Detached Garage
- Westerly Aspect Garden & Terrace
- Well Presented
- Viewing Recommended

Entrance Front door to:

Entrance Hall Wood laminate flooring, radiator, large walk-in storage cupboard, concealed spot lighting.

Ground Floor Cloakroom Low level flush w.c., wall-mounted wash hand basin, radiator, tiled flooring.

Sitting Room 15' 8" x 10' 6" (4.78m x 3.2m) Dual aspect with double glazed windows, TV point, uPVC double glazed French doors leading to westerly aspect terrace and gardens.

Kitchen/Dining Room 15' 8" x 11' 8" (4.78m x 3.56m) Range of wall and base units, stainless steel single drainer one and a half bowl sink unit, 'AEG' fan assisted electric oven, inset four ring gas hob with stainless steel extractor over and stainless steel back plate, space and plumbing for washing machine and dishwasher, uPVC double glazed windows, eye-level cupboards, tiled

flooring, radiator, concealed spot lighting.

Stairs to:

First Floor Landing Access to loft space, cupboard housing pressurised cylinder with built-in hanging rails.

Bedroom One 16' 3" x 9' 1" (4.95m x 2.77m) Radiator, uPVC double glazed windows, sliding mirrored wardrobe cupboards, door to:

En-Suite Shower Room Walk-in double shower with fitted independent shower unit, inset wash hand basin, low level push flow w.c., tiled flooring, underfloor heating.

Bedroom Two 10' 7" x 8' 11" (3.23m x 2.72m) Radiator, uPVC double glazed windows.

Bedroom Three 10' 7" x 6' 3" (3.23m x 1.91m) Radiator, uPVC double glazed windows.

Bathroom 'P' shaped bath with central chrome taps, low level flush w.c., inset wash hand basin with toiletries cupboards under, uPVC double glazed windows, concealed spot lighting.

Outside

Front Garden Mainly laid to lawn with hedging, paved driveway area leading to:

Detached Garage Power and light, rear access door.

Rear Garden Westerly facing with lawned area, large terraced area, screened by fence panelling and trellising.

EPC Rating: Band B.



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An attractive semi-detached three bedroom home



FIRST FLOOR	
Master Bedroom	4.96m x 2.77m (16' 3" x 9' 1")
Bedroom Two	3.24m x 2.74m (10' 7" x 8' 11")
Bedroom Three	3.24m x 1.93m (10' 7" x 6' 3")
GROUND FLOOR	
Kitchen/Dining	4.79m x 3.58m (15' 8" x 11' 8")
Living Room	4.79m x 3.22m (15' 8" x 10' 6")

All dimensions are approximate. Specifications and floorplans may be subject to change.



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Managing Director:
Marcel Hoad

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