



53 Crowhurst Crescent | Storrington | West Sussex | RH20 4QU





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£380,000

A beautifully presented attached three bedroom home situated in this quiet cul-de-sac position within the popular Hormare development. Accommodation comprises: entrance hall, dual aspect sitting room, dual aspect dining room, kitchen, main bedroom with en-suite and a family bathroom. Outside, there are beautifully kept west facing walled gardens and direct access through to a detached garage.

- Attractive attached Home
- Popular Hormare development
- Close to the village centre
- Three Bedrooms
- Entrance Hall
- Dual aspect Sitting Room
- Dining Room
- Kitchen
- En-suite Shower to Main Bedroom
- Family Bathroom
- Gas Central Heating
- uPVC Double Glazed Windows
- Beautiful West Facing Walled Gardens
- Detached Garage
- No Forward Chain
- Viewing Recommended

Entrance Double glazed front door to:

Entrance Hall Oak style flooring.

Ground Floor Cloakroom Low level flush w.c., inset wash hand basin, radiator.

Sitting Room 15' 10" x 10' 1" (4.83m x 3.07m) Dual aspect sitting room with uPVC double glazed windows and French doors leading to paved terrace and rear garden, Tv point.

Open Plan Kitchen/Dining Room

Kitchen Area 16' 5 maximum" x 7' 2 maximum" (5m x 2.18m) Extensive range of wall and base units with stainless steel fan assisted electric oven and grill, four ring gas hob with extractor over, range of wall-mounted eye-level cupboards with built-in crockery display units, stainless steel one and a half bowl single drainer sink unit, range of black granite style working surfaces, space and plumbing for washing machine, further built-in drawers with working surface over, uPVC double glazed windows, space and plumbing for dishwasher, understairs storage cupboard, tiled flooring, archway through to:

Dining Room 9' 7" x 8' 5" (2.92m x 2.57m) Dual aspect room with oak style flooring, radiator.

Stairs to:

First Floor Landing

Main Bedroom 12' 11" x 11' 0 maximum" (3.94m x 3.35m) Radiator, uPVC double glazed windows, access to loft space, door to:

En-Suite Shower Room Large walk-in shower with folding glass and chrome screen with overhead soaker, heated chrome towel rail, wall-mounted wash hand basin, low level flush w.c., fully tiled walls, concealed spot lighting.

Bedroom Two 11' 1" x 10' 0 maximum" (3.38m x 3.05m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

Bedroom Three 7' 2" x 6' 6" (2.18m x 1.98m) Radiator, uPVC double glazed windows.

Bathroom Inset bath with folding glass and chrome screen with fitted shower attachment, extractor fan, wash hand basin with toiletries cupboards under.

Outside

Front Garden Mainly laid to lawn with attractive flower and shrub borders, side gate leading to:

Rear Garden Being a feature of the property with large stone terraced area and pergola, raised railway sleeper flower beds and steps up to further lawned section of garden, enclosed by high brick walling with further raised flower and shrub borders, further screening with fence panelling, door accessing:

Detached Garage 17' 8" x 9' 0" (5.38m x 2.74m) Automatic electric door, tarmac driveway to the front.

EPC Rating: Band C.





Crowhurst Crescent, Storrington, Pulborough, RH20

Approximate Area = 890 sq ft / 82.6 sq m
 Garage = 159 sq ft / 14.7 sq m
 Total = 1049 sq ft / 97.4 sq m
 For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - 6th Edition 2023. Produced for Fowlers Estate Agents - REF: 987072



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Managing Director:
Marcel Hoad

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

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