



The Croft | Wantley Lane | Storrington | West Sussex | RH20 4HA





The Croft

Wantley Lane | Storrington | West Sussex | RH20 4HA

£525,000

A detached two bedroom bungalow situated in this convenient and central village location. Internally, the property is well presented with accommodation comprising: entrance hall, sitting room/dining room, conservatory, kitchen/breakfast room, family bathroom and separate w.c. Outside, there are attractive gardens to all sides with off-road parking leading to an attached single garage and car port. No forward chain.

- Detached Bungalow
- Central Village Location
- Two Bedrooms
- Entrance Hall
- Sitting Room/Dining Room
- Fireplace with exposed brick and tiled hearth
- Conservatory
- Kitchen/Breakfast Room
- Family Bathroom
- Separate WC
- Gas Fired Central Heating
- Attractive Gardens to all sides
- Attached Garage
- Car Port
- No Forward Chain
- Viewing Recommended

Entrance

uPVC double glazed front door to:

Enclosed Entrance Porch

Velux window, feature alcove glass window with door accessing garage, door leading to:

Hallway

Radiator, built-in shelved linen cupboard.

Sitting Room/Dining Room 22' 6" x 10' 6" (6.86m x 3.2m)

Dual aspect with uPVC double glazed windows, two radiators, fireplace with exposed brick, tiled hearth and mantel over, feature ceiling beams, uPVC double glazed floor to ceiling windows and sliding doors leading to:

Conservatory 10' 0" x 8' 7" (3.05m x 2.62m)

Tiled flooring, double sliding doors leading to gardens.

Kitchen/Breakfast Room 11' 10" x 10' 10" (3.61m x 3.3m)

Stainless steel single drainer sink unit, range of working surfaces, wall and base units, wall-mounted 'Worcester' boiler, space for cooker and washing machine, fitted breakfast bar, wall-mounted electric heater, uPVC double glazed windows and doors to gardens.

Bedroom One 11' 1" x 9' 9" (3.38m x 2.97m)

Radiator, uPVC dual aspect double glazed windows, built-in wardrobe cupboards.

Bedroom Two 11' 4" x 8' 6" (3.45m x 2.59m)

Dual aspect uPVC double glazed windows, radiator.

Separate WC

Low level flush, wall-mounted wash hand basin.

Family Bathroom

Pedestal wash hand basin, low level flush w.c., panelled bath with fitted folding screen with fitted independent shower unit, shaver point, tiled flooring.

Outside

Front Garden

Screened by hedging, accessed via wooden five bar gate.

Parking

Tarmac parking area with large car port leading to:

Attached Garage 14' 11" x 10' 4" (4.55m x 3.15m)

Metal up and over door. Possible conversion to a third bedroom (subject to the usual planning consents).

Rear Garden

Paved patio area, shaped lawned areas, screened by hedging and fence panelling.

EPC Rating: Band D.





GROUND FLOOR

Approximate Area = 965 sq ft / 89.6 sq m (includes garage)

For identification only - Not to scale



"We'll make you feel at home..."



Managing Director:
Marcel Hoed

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