



27 Fryern Close | Storrington | West Sussex | RH20 4PJ





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£425,000

A spacious semi-detached family home located within 3/4 mile of the village centre with accommodation comprising: five double bedrooms arranged over three floors, ground floor accommodation comprising: sitting room, dining room, kitchen and large utility room, uPVC conservatory. Upstairs there is a first floor family bathroom and second floor shower room. Outside, there is a generous plot with formal areas and steps down to a large paved terraced area of garden.

- Semi-detached Family Home
- Five Double Bedrooms
- ¾ Mile from the Village Centre
- Extending to 1592 sqft
- Generous Gardens
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- uPVC Conservatory
- First Floor Shower Room
- Gas Fired Central Heating
- Family Bathroom
- uPVC Double Glazed Windows
- Large Terrace
- Viewing Recommended

Entrance uPVC double glazed front door to:

Entrance Hall Radiator, understairs storage cupboard.

Sitting Room 18' 0" x 10' 11" (5.49m x 3.33m) Feature fireplace, radiator, double glazed windows.

Dining Room 10' 6" x 10' 5" (3.2m x 3.18m) Radiator, archway through to:

Kitchen 17' 11" x 6' 0" (5.46m x 1.83m) Range of roll top working surfaces with pine cupboards under, space and plumbing for washing machine, space for cooker, further range of wall and base units with roll top granite style working surfaces, uPVC double glazed windows overlooking rear garden, uPVC double glazed door leading to:

Large Utility Room 16' 9" x 7' 2" (5.11m x 2.18m) Range of wall storage cupboards, door accessing garden.

Conservatory 11' 9 into bay" x 10' 3 maximum" (3.58m x 3.12m) Brick of uPVC construction, radiator, double doors leading to garden.

Stairs to:

First Floor Landing uPVC double glazed windows, built-in shelved linen cupboard.

Bedroom One 12' 11" x 10' 6" (3.94m x 3.2m) Radiator, uPVC double glazed windows, built-in bedroom furniture, wardrobe cupboard.

Bedroom Two 13' 4 maximum" x 8' 10" (4.06m x 2.69m) Radiator, uPVC double glazed windows.

Bedroom Three 13' 5 maximum" x 8' 1" (4.09m x 2.46m) Radiator, uPVC double glazed windows, built-in storage cupboard.

Family Bathroom Panelled bath with fitted independent shower unit, radiator, low level flush w.c., wall-mounted wash hand basin with cupboard under.

Stairs to:

Second Floor

Bedroom Four 15' 4 maximum" x 13' 4" (4.67m x 4.06m) Dual aspect uPVC double glazed windows, built-in storage cupboards.

Bedroom Five 13' 4" x 9' 4" (4.06m x 2.84m) uPVC double glazed windows, Velux window, eaves storage cupboard.

Shower Room Low level flush w.c., enclosed shower cubicle with fitted independent shower unit, wash hand basin with toiletries cupboards under, heated chrome towel rail, uPVC double glazed windows.

Outside

Front Garden Laid to lawn with dwarf brick walling, paved shared driveway.

Rear Garden Attractive gardens being a feature of the property, paved terraced area, lawned area, enclosed by fence panelling, timber garden shed, steps down to large paved area.

EPC Rating: Band D.





Denotes restricted head height

Fryern Close, RH20

Approximate Area = 1592 sq ft / 147.9 sq m
 Limited Use Area(s) = 47 sq ft / 4.3 sq m
 Outbuilding = 56 sq ft / 5.2 sq m
 Total = 1695 sq ft / 157.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
 Produced for Fowlers Estate Agents REF: 1506330



"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

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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

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