



## June Cottage

Amberley Road | Storrington | West Sussex | RH20 4JE

This two bedroom Victorian cottage situated within easy distance of Storrington village is full of charm and character. The property has been extended by the previous owners and accommodation comprises: sitting room with vaulted ceiling and doors opening onto the garden, dining room with feature fireplace and a recently fitted kitchen with solid wood worktops, walk-through utility area. There is also a modern shower suite on the ground floor. To the first floor there are two good sized double bedrooms with access to a loft space which could be converted (subject to the usual planning permissions) and also houses the newly fitted gas fired boiler. The property is offered for sale with no onward chain.

### Entrance Hall

Stairs to the first floor landing and door opening to:

### Dining Room 12' 6" x 11' 11" (3.81m x 3.63m)

The good sized dining room with a beautiful cast iron fireplace surround, alcove shelving, double glazed window to front aspect, radiator and opening to:

### Kitchen 11' 0" x 7' 7" (3.35m x 2.31m)

A recently fitted contemporary kitchen comprising a range of eye and base level units and drawers with solid wood worktops and upstands, integrated electric oven with four burner electric hob and extractor hood over, inset stainless steel sink and drainer, space for fridge/freezer, downlighting and continuation of wood flooring.

### Utility/Shower Room

Accessed from the kitchen a door opens to an internal lobby which houses the washing machine. From there a further door leads to the luxury shower suite with enclosed spa shower, inset vanity wash hand basin with chrome mixer tap and storage below, dual flush low level W.C, tiled flooring, downlighting and extractor fan.

### Sitting Room 11' 0" x 11' 0" (3.35m x 3.35m)

This room forms the extended part of the property with a separate sitting room which benefits from a wonderful part-vaulted ceiling with Velux window, French doors opening to the garden, radiator, downlighting and continuation of wood flooring.

From the Entrance Hall stairs rise to:

**First Floor Landing** where there is a hidden high-level cupboard housing the electricity meter and doors lead to both bedrooms.

### Bedroom One 12' 6" x 11' 0" (3.81m x 3.35m)

This large double bedroom has a feature cast iron fireplace surround, a rear aspect sash window with radiator beneath and a loft hatch with ladder accessing the loft space which houses the recently fitted gas-fired boiler.

### Bedroom Two 11' 11" x 9' 10" (3.63m x 3m)

A further large double bedroom with front aspect double-glazed window and radiator beneath, storage cupboard over stairs and built in wardrobe.

### Outside

To the front of the property there is a small, low maintenance garden and a large border hedge which provides a good degree of screening to the front.

To the rear is a fantastic, far-reaching and private, South facing garden which is mainly laid to lawn with a stepped decking area adjoining the rear of the property and timber built shed.

EPC Rating: Band E.



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

[www.fowleronline.co.uk](http://www.fowleronline.co.uk)

[storrington@fowleronline.co.uk](mailto:storrington@fowleronline.co.uk)

01903 745844



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