



28 Rectory Walk

Storrington | West Sussex | RH20 4QH

Situated within easy reach of the village centre is this two bedroom end of terrace home. Located in a quiet cul-de-sac the property benefits from an enclosed porch, sitting room, kitchen, large conservatory, two bedrooms to the first floor and a family bathroom. Outside, there is an easy maintenance paved rear garden, and a garage in nearby block, with numerous unallocated parking spaces. There is also side access to the front and rear gardens. The vendors are currently suited.

Entrance Wooden stable front door with glazed insert, leading to:

Entrance Porch Radiator, door to:

Sitting Room 17' 11 maximum" x 14' 1" (5.46m x 4.29m) Two radiators, double glazed window bay to front, ornate electric fireplace (recess behind which has been used for wood burners in the past), stairs to first floor, understairs storage cupboard housing gas and electric meters, 'Baxi' boiler, opening looking through to kitchen, door to:

Kitchen 14' 1" x 9' 6" (4.29m x 2.9m) Extensive range of wall and base units, worksurfaces, part tiled walls, radiator, space for fridge/freezer, space for dishwasher, electric double oven with gas hob and extractor over, tile-effect linoleum flooring, stainless steel one and a half bowl single drainer sink unit with swan neck mixer tap, double glazed window, double glazed double doors to:

Conservatory 14' 1" x 10' 6" (4.29m x 3.2m) Of uPVC and glazed construction, polycarbonate roof, space for tumbler dryer, space for washing machine, doors to rear garden.

Stairs to:

First Floor Landing Double glazed window to side access to loft space with pull down ladder, part boarded, insulated, plug in light, airing cupboard housing hot water cylinder with a back-up immersion heater with shelving.

Bedroom One 13' 6" x 10' 9" (4.11m x 3.28m) Two double glazed windows to front, range of built-in wardrobe cupboards with hanging and shelving, built-in drawer unit.

Bedroom Two 12' 5 maximum" x 8' 4" (3.78m x 2.54m) Double glazed window to rear, radiator, fitted cupboards.

Bathroom 6' 7" x 5' 11" (2.01m x 1.8m) Panelled bath with shelf behind, wall-mounted 'Mira' shower unit with hand held attachment, shower screen, part tiled walls, vinyl flooring, wall-mounted mirror with back lighting, stainless steel ladder towel rail, wall-mounted wash hand basin, push flow w.c.

Outside

Front Garden Path, lawn, range of shrubs, side access to rear garden.

Rear Garden Mainly paved for ease of maintenance, range of flowers and shrubs, enclosed by fencing, side access back to front.

Garage Located in nearby block.

EPC Rating: Band D.



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

www.fowleronline.co.uk

storrington@fowleronline.co.uk

01903 745844



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