



28 Bannister Gardens | Storrington | West Sussex | RH20 4PU





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£649,950

This four bedroom detached family home has been completely modernised and extended by the current owners to a high standard and has created a superb open plan kitchen/dining/day room area with twin bi-fold doors leading onto the rear garden. On the ground floor there is also a cloakroom, sitting room, dining room, study and utility room. On the first floor there are the four bedrooms, with the main bedroom having an en-suite shower room and also a family bathroom. Outside, there is ample parking for four vehicles to the front with an area of lawned garden to one side with Plum tree and shrubs. The rear garden benefits from a large composite decked area suitable for entertaining which flows from the kitchen/dining/day room through twin bi-fold doors. The garden also houses a separate area for chickens and has a timber summerhouse which has power and fuse board suitable for home office. The property is located within easy distance of Steyning Grammar School and close to the village centre for all shops and amenities. Early viewing highly recommended.

- Four Bedrooms
- Detached Family Home
- Extended & Renovated
- Sitting Room
- Study
- Superb open plan Kitchen/Dining/Day Room
- Separate Dining Area
- Utility Room
- Ground Floor Cloakroom
- Main Bedroom with En-suite
- Walk-in Wardrobe to Bedroom 1
- Family Bathroom
- Summerhouse/Home Office
- Good Sized Rear Garden
- Parking for four vehicles
- Close to village centre

Entrance Double glazed front door with glazed insert, leading to:

Entrance Hall Inset coir mat, laminate flooring, thermostat for heating controls, understairs storage cupboard housing gas and electric meters.

Ground Floor Cloakroom Push flow w.c., wash hand basin with toiletries cupboard under.

Study 7' 11" x 7' 0" (2.41m x 2.13m) uPVC double glazed window, radiator.

Sitting Room 16' 3" x 11' 2" (4.95m x 3.4m) uPVC double glazed windows to front, high level window to side, electric wood burner, radiator.

Superb Open Plan Kitchen/Dining/Day Room 27' 0 maximum" x 17' 6 maximum" (8.23m x 5.33m) Extensive range of wall and base units, integrated fridge/freezer, white quartz working surfaces, peninsula unit with inset 'Elica' induction hob with built-in fan and cupboards under and breakfast bar to the other end with space for seating and cupboards under and downlighting, built-in single oven, steam oven with warming drawer and built-in microwave, integrated dishwasher, integrated fridge, double granite sink unit with stainless steel tap, waste disposal and shelf above, integrated wine cooler with glass shelves and mirror over, hard tile flooring, spot lighting, two Velux windows, two ladder style radiators, twin bi-fold doors leading to garden and decking area, opening to the dining area with laminate flooring and covered radiator, opening to:

Kitchen/Day Room Area Extensive range of wall and base units, integrated fridge/freezer, white quartz working surfaces, peninsula unit with inset 'Elica' induction hob with built-in fan and cupboards under and breakfast bar to the other end with space for seating and cupboards under

and downlighting, built-in single oven, steam oven with warming drawer and built-in microwave, integrated dishwasher, integrated fridge, double granite sink unit with stainless steel tap, waste disposal and shelf above, integrated wine cooler with glass shelves and mirror over, hard tile flooring, spot lighting, two Velux windows, twin bi-fold doors leading to garden and decking area.

Dining Area 15' 2" x 8' 6" (4.62m x 2.59m) Laminate flooring and covered radiator, stairs to first floor landing.

Utility Room 7' 0" x 5' 0" (2.13m x 1.52m) Plumbing for washing machine, single sink unit, range of cupboards and drawers, one cupboard housing boiler, hard tile flooring, spot lighting.

Stairs to:

First Floor Landing Coats cupboard, airing cupboard, loft space which is part boarded.

Bedroom One 12' 7 maximum" x 11' 5" (3.84m x 3.48m) Vaulted ceiling, uPVC double glazed windows overlooking rear garden, radiator, walk-in wardrobe cupboard, door to:

En-Suite Shower Room Double shower unit with fitted shower screen, wall-mounted wash hand basin, low level push flow w.c., vinyl flooring, ladder style radiator, double glazed window.

Bedroom Two 11' 11" x 10' 5" (3.63m x 3.18m) uPVC double glazed windows, radiator, cupboard.

Bedroom Three 11' 4" x 10' 5" (3.45m x 3.18m) uPVC double glazed windows, radiator, cupboard, high level window to side.

Bedroom Four 8' 6" x 7' 8" (2.59m x 2.34m) Radiator, uPVC double glazed windows, high level window to front.

Family Bathroom Panel enclosed bath with stainless steel taps and hand held shower attachment, wall-mounted wash hand basin with toiletries cupboards under and mirror over, push flow w.c., part tiled walls, ladder style towel rail.

Outside

Front Garden Area of lawn with flower and shrub borders, Plum tree.

Parking Gravelled parking area to the front with parking for four vehicles.

Rear Garden South facing garden with large composite decked area, mainly laid to lawn with further composite decked area to the far end of the garden, with summerhouse of 14' x 11'7 with power and fuse board, 6' x 4' timber shed, flower and shrub borders, area suitable for housing chickens, enclosed by fence panelling, side access to front.

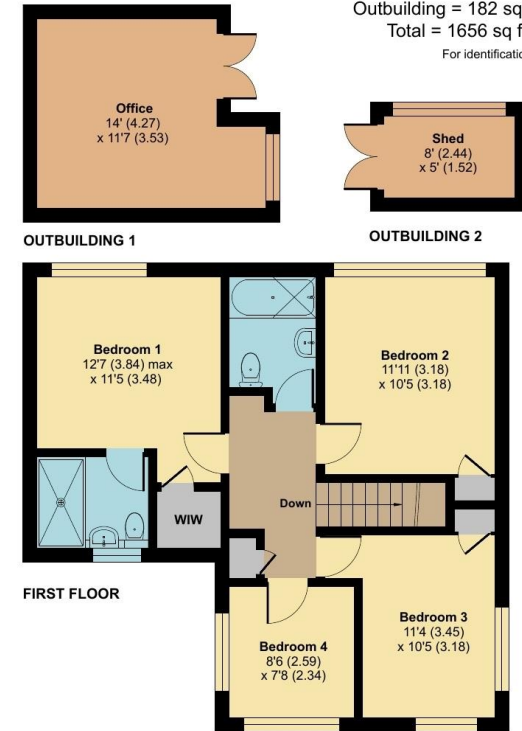
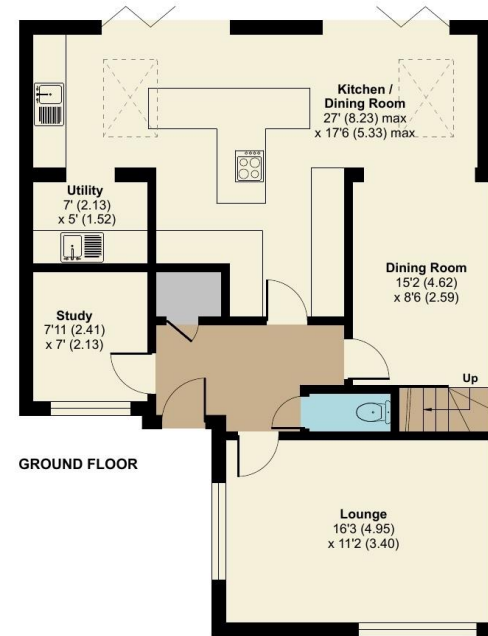
EPC Rating: Band C.





Bannister Gardens, Storrington, Pulborough, RH20

Approximate Area = 1474 sq ft / 136.9 sq m
 Outbuilding = 182 sq ft / 16.9 sq m
 Total = 1656 sq ft / 153.8 sq m
 For identification only - Not to scale



OUTBUILDING 1

OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Fowlers Estate Agents. REF: 1025882



"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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