



53 Hormare Crescent | Storrington | West Sussex | RH20 4QX





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£675,000

A spacious four bedroom detached family home located within this quiet cul-de-sac position on the popular Hormare development close to the village centre. Internally, the property has been subject to extensive renovation by the current owners with accommodation comprising: entrance hall, sitting room with oak flooring, superb feature open plan kitchen/dining room with integrated appliances, utility room, ground floor cloakroom, family room and study. Upstairs there is a master bedroom with re-fitted en-suite and walk through dressing area and re-fitted family bathroom. Outside there is extensive driveway parking leading to a larger than average garage with west aspect private rear garden with a large terrace.

- Detached Family Home
- Popular Hormare Development
- ½ Mile from the Village Centre
- Four Bedrooms
- Entrance Hall
- Sitting Room
- Ground Floor Cloakroom
- Family Room
- Study
- Superb Open Plan Kitchen/Dining Room
- Integrated Appliances
- Utility Room
- En-suite & Dressing Room to Bed 1
- Re-fitted Family Bathroom
- Attractive West Aspect Garden & Terrace
- Larger than average Double Garage

Entrance uPVC double glazed front door to:

Entrance Hall Stone flooring, radiator, understairs storage cupboard.

Ground Floor Cloakroom Low level flush w.c., inset wash hand basin with toiletries cupboards under, radiator.

Sitting Room 15' 11" x 13' 11" (4.85m x 4.24m) uPVC double glazed windows, oak flooring, radiator, archway through to:

Superb Open Plan Kitchen/Dining Room 28' 5 maximum" x 12' 2" (8.66m x 3.71m) Re-fitted kitchen with extensive range of wall and base units with quartz working surfaces, inset one and half bowl enamel sink unit with swan neck mixer tap, range of eye-level cupboards, five ring gas Range oven with extractor over, peninsula breakfast bar with further drawers and storage cupboards under, wall-mounted crockery display unit, integrated dishwasher, stone flooring, vertical radiator, uPVC double glazed windows overlooking rear garden, uPVC double glazed side door leading to terrace and courtyard, door to:

Utility Room 6' 10" x 5' 6" (2.08m x 1.68m) Stainless steel single drainer sink unit, wall-mounted eye-level cupboards with storage cupboards under, space and plumbing for washing machine.

Dining Area Oak flooring, radiator, uPVC double glazed French doors leading to terrace and gardens.

Family Room 12' 11" x 8' 1" (3.94m x 2.46m) uPVC double glazed French doors leading to rear garden, door leading to:

Study 10' 0" x 8' 1" (3.05m x 2.46m) Radiator, uPVC double glazed windows.

Stairs to:

First Floor Landing Access to loft space housing boiler, large walk-in shelved linen cupboard.

Bedroom One 15' 11" x 11' 5" (4.85m x 3.48m) uPVC double glazed windows, radiator, door to:

Walk-Through Dressing Area 6' 3" x 3' 2" (1.91m x 0.97m) Built-in wardrobe cupboards.

En-Suite Large walk-in double shower with glass and chrome screen and overhead soaker, low level flush w.c., inset wash hand basin with toiletries cupboards under, tiled flooring, heated chrome towel rail, extractor fan.

Bedroom Two 12' 10" x 9' 5" (3.91m x 2.87m) Radiator, uPVC double glazed windows.

Bedroom Three 11' 0" x 9' 1" (3.35m x 2.77m) Radiator, uPVC double glazed windows.

Bedroom Four 9' 1" x 7' 7" (2.77m x 2.31m) Radiator, uPVC double glazed windows.

Family Bathroom Inset bath with folding glass and chrome screen with 'Aqualisa' shower attachment, inset wash hand basin with toiletries cupboards under, low level push flow w.c., shaver point, extractor, concealed spot lighting, uPVC double glazed windows.

Outside

Front Garden Private driveway leading to extensive parking area, leading to:

Larger Than Average Detached Garage 17' 6" x 16' 1" (5.33m x 4.9m) Up and over door, power and light.

Side Paved Courtyard Area Slate paved courtyard area.

Rear Garden West aspect garden with paved slate terrace, mainly laid to lawn with Appletree and fruit tree, screened by fence panelling and mature trees and shrubs, outside power supply.

EPC Rating: Band C.





Hormare Crescent, Storrington, Pulborough, RH20

Approximate Area = 1615 sq ft / 150 sq m
 Garage = 281 sq ft / 26.1 sq m
 Total = 1896 sq ft / 176.1 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), 6th Edition 2023.
 Produced for Fowlers Estate Agents REF: 1015676



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



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