



St. Christophers | Monastery Lane | Storrington | West Sussex | RH20 4LR

 **FOWLERS**
ESTATE AGENTS



St. Christophers

Monastery Lane | Storrington | West Sussex | RH20 4LR

£600,000

Situated in one of Storrington's sought after lanes not far from the village centre and amenities, we are proud to bring to you this attractive three bedroom detached bungalow. The property has been recently extended and refurbished throughout to a very high standard. Including new roof, boiler and central heating system, electrical rewire, double glazing & intruder alarm all professionally installed. Accommodation comprises: enclosed entrance porch, entrance hall, cloakroom, superb open plan kitchen/dining room with granite working surfaces and Range cooker, separate dual aspect sitting room with feature cast iron log burning stove, three bedrooms and a family bathroom. Outside, the westerly aspect rear garden has an Indian Sandstone paved terrace and large terrace with pergola. There is driveway parking to the front providing off the road parking for several vehicles. Early viewing is recommended.

- Detached Bungalow
- Three Bedrooms
- Enclosed Entrance Porch
- Superb Kitchen/Dining Room
- Range Cooker & Granite Working Surfaces
- Sitting Room with Log Burner
- Feature Sky Lantern & Beam to Dining Area
- Bi-folding Doors from Dining Area to Gardens
- Underfloor Heating to main rooms
- Family Bathroom
- Westerly Aspect Rear Garden
- Indian Stone Paved Terrace
- Close to village amenities & Doctor's surgery
- Sought after Lane location
- Driveway Parking to the front
- Early Viewing Recommended

Entrance Panelled oak front door with feature stained glass window, leading to:

Enclosed Entrance Porch Tiled flooring, radiator, part glazed oak door leading to:

Entrance Hall Radiator, wood style flooring.

Inner Hallway Velux skylight, underfloor heating.

Cloakroom Low level push flow w.c., wall-mounted wash hand basin with cupboards under, tiled flooring.

Open Plan Kitchen/Dining Room 24' 11" x 15' 4" (7.59m x 4.67m)

Kitchen Area Extensive range of wall and base units, granite working surfaces, groove drainer and swan neck mixer tap, range of eye-level cupboards, space for Range cooker with extractor over, recessed area suitable for housing American style fridge/freezer, tiled flooring with underfloor

heating, concealed spot lighting, integrated dishwasher.

Dining Area Feature sky lantern with feature beam, concealed spot lighting, bi-folding doors leading to terrace and gardens, oak part glazed door to side access, underfloor heating, part glazed double oak doors leading to:

Sitting Room 16' 3" x 15' 4" (4.95m x 4.67m) Dual aspect room with uPVC leded light double glazed windows and outlook over garden, feature cast iron log burning stone with stone hearth, underfloor heating.

Bedroom One 10' 5 maximum" x 8' 6" (3.18m x 2.59m) Radiator, leded light uPVC double glazed windows.

Bedroom Two 11' 2" x 9' 11" (3.4m x 3.02m) Radiator, uPVC leded light double glazed windows, built-in oak twin set of wardrobe cupboards.

Bedroom Three 9' 6" x 7' 8" (2.9m x 2.34m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

Family Bathroom Panelled bath with folding shower screen with independent shower unit, inset wash hand basin with toiletries drawers under, push flow w.c., heated chrome towel rail, large Velux skylight, wall-mounted controls, concealed spot lighting.

Outside

Parking Extensive gravelled driveway parking suitable for several vehicles, enclosed by fence panelling.

Rear Garden West aspect rear garden with large Indian Sand stone paved terrace, shaped lawned areas, enclosed by attractive flower and shrub borders, screened by fence panelling, timber garden shed, large terrace with pergola and porcelain tiles.

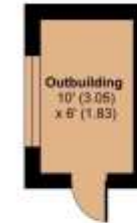
EPC Rating: Band D.





St. Christophers, Monastery Lane, Storrington, Pulborough, RH20

Approximate Area = 1147 sq ft / 106.6 sq m
 Outbuilding = 62 sq ft / 5.7 sq m
 Total = 1209 sq ft / 112.3 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) - 1st Edition 2023. Produced for Fowlers Estate Agents - REF: 1029710



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



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Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
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