



## 22 Rectory Walk

Storrington | West Sussex | RH20 4QH

A well presented two bedroom terrace home conveniently located within this quiet cul-de-sac close to the village centre. Internal accommodation comprises: sitting room, kitchen/dining room with integrated appliances, sun room, two good sized bedrooms both with fitted wardrobe cupboards, gas fired central heating and uPVC double glazed windows. Outside, there is an attractive secluded stone paved rear garden with garage in nearby small block. **NO FORWARD CHAIN.**

**Entrance** uPVC part double glazed front door to:

**Enclosed Entrance Hall** Radiator, built-in cloaks cupboard, part glazed door leading to:

**Sitting Room** 16' 8" x 13' 10" (5.08m x 4.22m) Feature fireplace with stone surround and fitted coal effect gas fire, radiator, uPVC double glazed windows, understairs storage cupboard, part glazed door leading to:

**Kitchen/Breakfast Room** 13' 10" x 8' 11" (4.22m x 2.72m) Range of wall and base units, granite style working surfaces, one and a half bowl sink with mixer tap and drainer, space and plumbing for washing machine, built-in fan assisted electric oven and separate grill, four ring electric 'NEFF' hob with extractor over, radiator, door leading to garden, uPVC double glazed doors leading to:

**Sun Room** 6' 4" x 5' 10" (1.93m x 1.78m)

**Stairs To:**

**First Floor Landing** Shelved linen cupboard with factory insulated copper cylinder, access to loft space.

**Bedroom One** 13' 10" x 11' 9" (4.22m x 3.58m) uPVC double glazed windows, radiator, built-in sliding wardrobe cupboards.

**Bedroom Two** 9' 9" x 7' 7" (2.97m x 2.31m) Radiator, uPVC double glazed windows, built-in sliding wardrobe cupboards.

**Shower Room** Semi-circular sliding glass and chrome screen with fitted independent shower unit, wall-mounted wash hand basin, low level flush w.c., heated chrome towel rail.

**Outside**

**Front Garden** Mainly laid to lawn.

**Rear Garden** Offering a high degree of privacy with large stone paved area and attractive flower and shrub borders, enclosed by fence panelling.

**Garage** Located in small nearby block.

**EPC Rating:** Band C.

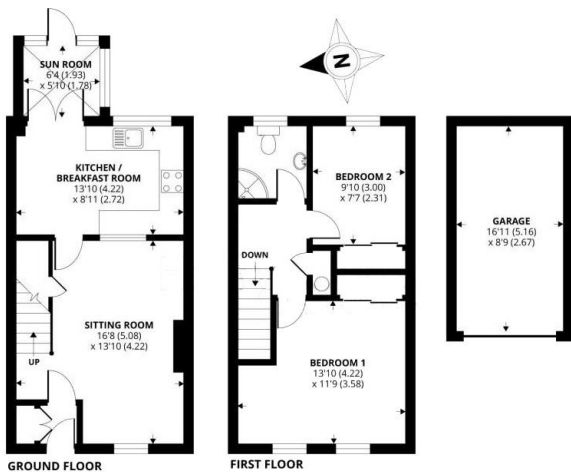


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**Rectory Walk, Storrington, Pulborough, RH20**

APPROX. GROSS INTERNAL FLOOR AREA 920 SQ FT 85.4 SQ METRES (INCLUDES GARAGE)



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