



41 Dean Way

Storrington | West Sussex | RH20 4QN

Situated on the popular Hormare development is this four bedroom town house (currently arranged as three bedrooms). Located within easy reach of the village with a close-by river walk through to the shops. The property itself is arranged over three floors with good sized sitting room leading into a conservatory/dining room overlooking the rear garden, kitchen with fitted appliances, stairs lead up to the first floor with bedroom two (formerly incorporating bedroom four), ere-fitted en-suite, further bedroom and family bathroom. To the second floor there is a master bedroom suite with en-suite shower room. To the outside there are easily managed gardens to the front and rear with off-road parking space and additional parking in front of your own section of a detached garage. . Early viewing is advised.

Entrance Double glazed front door leading to:

Entrance Hall Radiator, tiled flooring.

Ground Floor Cloakroom Low level flush w.c., wall-mounted wash hand basin, radiator,

Open Plan Sitting Room/Dining Room 16' 7" x 14' 7" (5.05m x 4.44m) Two radiators, uPVC double glazed windows, large walk-in understairs storage cupboard, laminate style flooring, uPVC double glazed doors leading to:

Conservatory 11' 9" x 9' 0" (3.58m x 2.74m) Of brick and uPVC construction, tiled flooring, French doors leading to patio and garden.

Kitchen 10' 1" x 7' 7" (3.07m x 2.31m) Extensive range of wall and base units, inset one and a half bowl single drainer sink unit with range of granite style working surfaces, integrated fan assisted oven and separate grill with four ring gas hob and extractor over, recently installed (2021) 'Worcester' boiler, fitted breakfast bar, radiator, tiled flooring, uPVC double glazed window bay, recessed area suitable for housing fridge/freezer.

Stairs to:

First Floor Landing Shelved linen cupboard.

Bedroom Two 14' 8" x 11' 7" (4.47m x 3.53m) Radiator, uPVC double glazed windows, door to:

Re-Fitted En-Suite Shower Room Fitted independent shower unit with overhead soaker and separate shower attachment, inset wash hand basin with toiletries drawers under, shaver and light point, part tiled walls, low level flush w.c., extractor fan.

Bedroom Three 10' 6" x 8' 1" (3.2m x 2.46m) Radiator, double glazed window.

Family Bathroom Panelled bath with fitted shower attachment, low level flush w.c., pedestal wash hand basin, part tiled walls, extractor fan.

Stairs to:

Second Floor Landing

Master Bedroom Suite 27' 1" x 14' 7" (8.25m x 4.44m) Triple aspect room with superb views across Storrington and towards the South Downs, uPVC double glazed windows, radiator, built-in wardrobe cupboards and drawers, door to:

Re-Fitted En-Suite Shower Room Fitted cubicle with independent shower unit, low level flush w.c., pedestal wash hand basin, radiator, part tiled walls, extractor fan.

Outside

Front Garden Off-road parking space.

Garage 17' 3" x 8' 8" (5.26m x 2.64m) In small block of two close-by with up and over door with allocated space in front of the garage.

Rear Garden Paved patio, flower and shrub borders, timber summerhouse.

EPC Rating: Band D.



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