





## 15 Crossfield

Modern townhouse providing adaptable accommodation.



- ▶ **Modern Three Storey Townhouse**
- ▶ **Kitchen/ Dining Room Opening To Garden**
- ▶ **Ground Floor Cloakroom**
- ▶ **Shower Room**
- ▶ **Garage & Driveway**
- ▶ **Four Bedrooms**
- ▶ **L-Shaped Living Room**
- ▶ **First Floor Utility Cupboard**
- ▶ **Enclosed Sunny Aspect Rear Garden**
- ▶ **No Onward Chain**

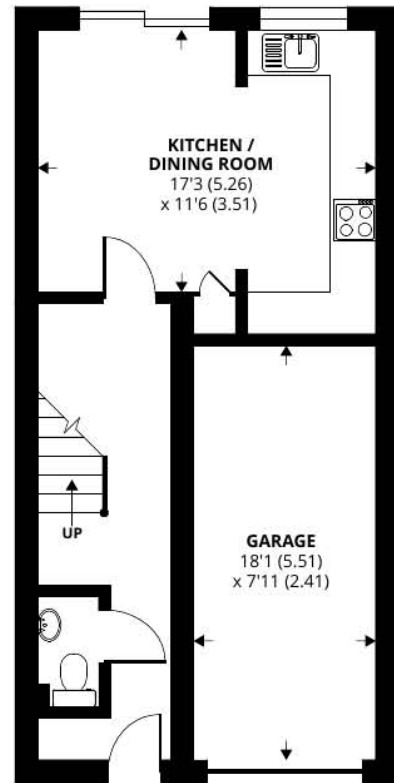
A deceptively spacious, three storey, four-bedroom town house situated in the village of Fernhurst between Haslemere and Midhurst.

The front door leads into a long entrance hall with a cloakroom and understairs storage with a spacious kitchen/dining room at the rear featuring patio doors onto the garden. At the front of the house there is an integral garage providing potential (subject to planning) to be converted to additional ground floor living space. Stairs from the entrance hall lead up to the first-floor landing where there is a useful utility cupboard, an l-shaped living room with views to the rear and a double bedroom. Stairs continue up to the top floor which boast three further bedrooms (two doubles and a single) as well as a bathroom which is currently undergoing refurbishment to become a shower room.

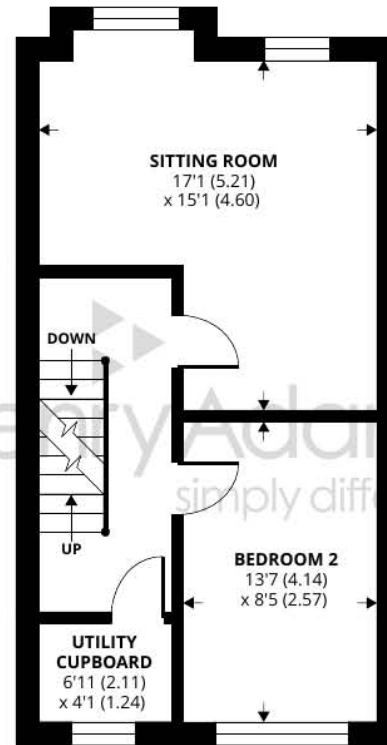
Outside there is a driveway providing off street parking for two cars which leads to the integral garage and to the rear an enclosed garden with patio, lawn and gated rear access. Other benefits include gas central heating via radiators and double-glazing.

Council Tax Band - Chichester District Council - Band D

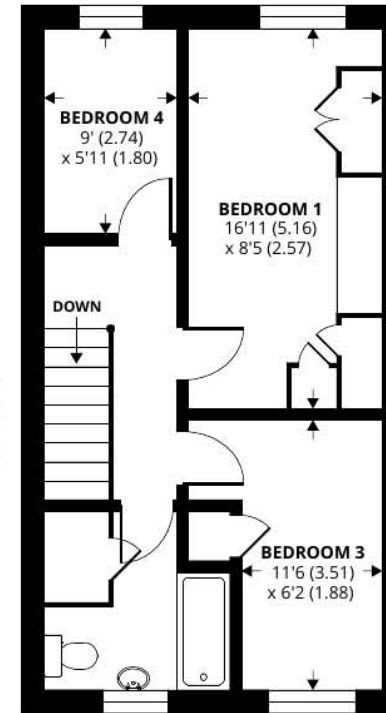




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1173 sq ft / 108.9 sq m

Garage = 145 sq ft / 13.5 sq m

Total = 1318 sq ft / 122.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Situation

Conveniently located in the centre of Fernhurst, which offers day-to-day shops and facilities including a popular primary school, greengrocers, post office, chemist, restaurants and a popular pub on the green by the church. The property is also within walking distance of the doctor's surgery. Stunning areas of National Trust with Areas of Outstanding Natural Beauty can be found locally for walking and riding enthusiasts to enjoy. Haslemere is a short drive away and has a wider range of shops, restaurants and coffee houses and leisure facilities including the Haslemere Leisure Centre. There are good road links to London and the south coast and Haslemere mainline station offers a fast train service to London Waterloo in around 48 minutes.

## Directions

SAT NAV: GU27 3JL What3words: fakes.schools.desktops

