



## 104 Hormare Crescent

Storrington | West Sussex | RH20 4QR

A three bedroom detached home located within the popular Hormare development within 1/4 mile of the village centre. Internal accommodation comprises: ground floor cloakroom, sitting room/dining room, kitchen, sun room/reception room, first floor wet room. Outside, there is off-road parking to the front leading to an attached single garage and the rear garden has a terraced area with lawned area enclosed by fence panelling and shrubs. No forward chain.

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

**Enclosed Entrance Porch** Part glazed door to:

**Entrance Hall** 13' 2" x 3' 7" (4.01m x 1.09m) Radiator.

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

**Sitting Room/Dining Room** 25' 6" x 12' 4 maximum" (7.77m x 3.76m) Double glazed windows, radiators, door to rear garden.

**Kitchen** 11' 11" x 8' 11 maximum" (3.63m x 2.72m) Range of wall and base units, stainless steel single drainer sink unit, range of working surfaces, space for cooker with electric cooker point, space and plumbing for washing machine, recess understairs storage area, uPVC double glazed window, part glazed door to:

**Sun Room/Reception Room** 14' 9" x 8' 3" (4.5m x 2.51m) Double glazed windows, sliding door leading to rear garden, door accessing garage.

**Stairs to:**

**First Floor Landing** Access to loft space, shelved linen cupboard housing insulated cylinder.

**Bedroom One** 13' 8 maximum" x 13' 3 maximum" (4.17m x 4.04m) Radiator, uPVC double glazed windows with views towards the South Downs, built-in wardrobe cupboards.

**Bedroom Two** 11' 11" x 10' 6" (3.63m x 3.2m) Radiator, uPVC double glazed windows.

**Bedroom Three** 8' 2" x 8' 0" (2.49m x 2.44m) Radiator, uPVC double glazed windows with views towards the South Downs.

**Wet Room** Wall-mounted shower, rail and seat, low level flush w.c., pedestal wash hand basin, heated chrome towel rail, uPVC double glazed windows, extractor fan.

**Outside**

**Front Garden** Shaped lawn area, driveway leading to:

**Attached Single Garage** 16' 3" x 8' 3" (4.95m x 2.51m) Up and over door.

**Rear Garden** Paved terraced area, steps up to shaped lawned area, screened by fence panelling and shrubbery, greenhouse, rear access leading to garage.

**EPC Rating:** Band C.



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