



Southdown Cottage | Fryern Road | Storrington | West Sussex | RH20 4NE





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£875,000

An immaculately presented 3/4 bedroom cottage style chalet home conveniently located close to the village centre, occupying just under a third of an acre. Internally, accommodation comprises: hallway with engineered oak flooring, ground floor cloakroom, sitting room, dining room/ground floor bedroom four, superb open plan kitchen/breakfast/day room with range of integrated appliances, bi-folding doors leading to terrace and gardens, utility room. To the first floor the main bedroom has an en-suite shower room and built-in wardrobe cupboards and a family bathroom. Outside, there is extensive parking to the front with an attached garage. The rear garden is a feature of the property with a large raised terrace and formal gardens offering a high degree of privacy.

- Individual Cottage Style Detached Chalet
- Immaculate Presentation
- Close to Village Centre
- Extending to 1817 sqft
- Entrance Hall with engineered oak floor
- Sitting Room
- Dining Room/Bedroom Four
- Open plan Kitchen/Dining/Day Room
- Integrated Appliances
- Bi-folding Doors to Garden & Terrace
- Utility Room
- Main Bedroom with En-suite
- Family Bathroom
- Plot of just under 1/3rd of an acre
- Attached Garage
- Extensive Driveway and Parking

Entrance Part double glazed front door to:

Entrance Hall Radiator, engineered oak flooring, concealed spot lighting.

Ground Floor Cloakroom Low level flush w.c.

Sitting Room 14' 2 into bay" x 12' 5 maximum" (4.32m x 3.78m) Feature coal effect fitted fire with stone surround and slate hearth, uPVC double glazed window bay, radiator, built-in shelving, concealed spot lighting.

Reception Room/Bedroom 14' 4 into bay" x 12' 4" (4.37m x 3.76m) Radiator, uPVC double glazed window bay, concealed spot lighting.

Superb Open Plan Kitchen/Dining/Day Room 31' 9 maximum" x 21' 5 maximum" (9.68m x 6.53m)

Kitchen Area 12' 4" x 11' 10" (3.76m x 3.61m) Extensive range of wall and base units with black granite working surfaces, range of eye-level cupboards with integrated appliances comprising: fan assisted 'AEG' oven and separate grill, five ring gas hob with 'Bosch' extractor over with downlighting, eye-level cupboards with built-in crockery display units and under-lighting, inset enamel one and a half single drainer sink unit with swan neck mixer tap, integrated 'Bosch' dishwasher, integrated fridge/freezer, breakfast island with under-seating, granite surface with built-in cupboards and drawers under.

Dining Room Area Engineered oak flooring, dual aspect with double glazed windows and bi-folding doors with delightful outlook over terrace and gardens.

Day Room Area Semi-vaulted ceiling with electric blind to velux windows, radiator, uPVC double glazed windows, door leading to:

Utility Room 11' 11" x 7' 9 maximum" (3.63m x 2.36m) Radiator, uPVC double glazed door to side access, wall-mounted 'Valiant' boiler, inset stainless steel single drainer sink unit with space and plumbing for washing machine, built-in storage cupboards, eye-level cupboards, space and plumbing for washing machine, radiator.

Stairs to:

First Floor Landing Electric blind to Velux skylight window, access to loft space, shelved linen cupboard.

Main Bedroom 20' 7 maximum" x 14' 6 maximum" (6.27m x 4.42m) uPVC double glazed windows, radiator, concealed spot lighting, walk-in recess wardrobe and storage area, built-in sliding wardrobe cupboards, concealed spot lighting, door to:

En-Suite Shower Room Fully enclosed shower with folding glass and chrome screen with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, heated chrome towel rail, tiled flooring, uPVC double glazed window.

Bedroom Two 14' 10 maximum" x 11' 4 maximum" (4.52m x 3.45m) Dual aspect double glazed windows, Velux window, concealed spot lighting.

Bedroom Three 13' 9 maximum" x 11' 2 maximum" (4.19m x 3.4m) Velux window, uPVC double glazed windows, radiator.

Family Bathroom Panelled bath with fitted shower attachment, inset wash hand basin with drawers under, shaver point, extractor fan, low level flush w.c., heated chrome towel rail, tiled flooring.

Outside

Front Garden Attractive raised flower and shrub borders, picket fencing, extensive gravelled driveway with parking for several vehicles leading to:

Attached Single Garage 23' 6" x 10' 11" (7.16m x 3.33m) Electric up and over door, Power and light, water tap.

Rear Garden Being a feature of the property, large raised stone terrace with steps down to lawned area, large timber storage shed, screened by hedging and fence panelling, outside lighting, side access, outside power point to rear of garage, door leading to garage.

EPC Rating: Band D.



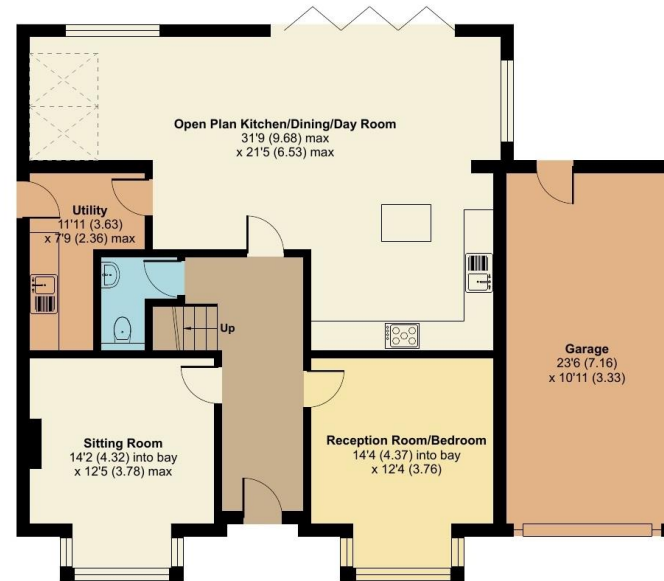


Fryern Road, Storrington, Pulborough, RH20

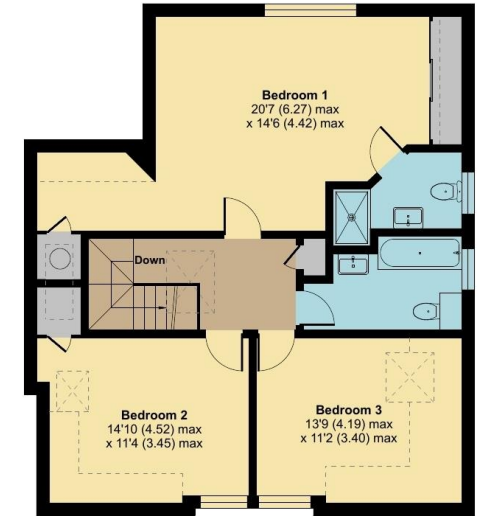
Approximate Area = 1817 sq ft / 168.7 sq m
 Limited Use Area(s) = 108 sq ft / 10 sq m
 Garage = 260 sq ft / 24.1 sq m
 Total = 2185 sq ft / 203 sq m

Denotes restricted head height

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Fowlers Estate Agents. REF: 1087854



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