



Titchmarsh | Rock Road | Storrington | West Sussex | RH20 3AE

 **FOWLERS**
ESTATE AGENTS



Titchmarsh

Rock Road | Storrington | West Sussex | RH20 3AE

£725,000

An attractive individual 2/3 bedroom detached bungalow located on the fringes of Storrington village, occupying this generous sized secluded plot. Internally, the property offers spacious and versatile accommodation extending to 1495 sqft comprising: spacious reception hall, sitting room of 20's x 15'2, kitchen/breakfast room, family bathroom and separate w.c. Outside, there are beautifully kept south aspect gardens offering a high degree of privacy with extensive driveway parking to the front leading to an attached garage.

- Individual Detached Bungalow
- Occupying a generous sized Plot
- Extending to 1495 sqft
- 2/3 Bedrooms
- Spacious Reception Hall
- Sitting Room of 20'3 x 15'2
- Kitchen/Breakfast Room
- Dining Room/Bedroom Three
- Family Bathroom
- Separate WC
- Gas Fired Central Heating
- Double Glazed Windows
- Beautiful South Aspect Gardens
- Extensive Parking and Garage
- No Forward Chain
- Viewing Recommended

Entrance Oak panelled front door to:

Enclosed Entrance Porch Tiled flooring, to:

Spacious Reception Hall Walk-in recessed shelved area, access to loft space, shelved linen cupboard housing insulated copper cylinder with fitted immersion, door with steps leading down to additional entrance with tiled flooring and free-standing 'Kingfisher' boiler.

Sitting Room 20' 3 into bay" x 15' 2" (6.17m x 4.62m) Feature coal effect fitted gas fire with inset marble surround with hearth and carved wood mantel and fire surround, uPVC double glazed window bay with radiators, uPVC double glazed door leading to:

Conservatory Tiled flooring and exposed stone walling, double glazed door leading to garden.

Kitchen/Breakfast Room 13' 0" x 10' 11" (3.96m x 3.33m) Single drainer sink unit with mixer tap,

range of working surfaces with drawers and cupboards under, integrated 'NEFF' fan assisted electric oven and separate grill, further range of eye-level cupboards with crockery display units, space and plumbing for washing machine, built-in shelved storage cupboards, radiator, part tiled walls.

Bedroom One 16' 10" x 14' 0" (5.13m x 4.27m) Radiator, leaded light double glazed windows, built-in wardrobe cupboards.

Bedroom Two 14' 1" x 14' 0" (4.29m x 4.27m) Radiator, double glazed window, built-in wardrobe cupboards, free-standing pedestal wash hand basin.

Bathroom Panelled bath with fitted shower attachment and folding glass and chrome screen, low level flush w.c., heated chrome towel rail, part tiled walls.

Separate W.C. Low level flush w.c.

Dining Room/Bedroom Three 11' 11" x 10' 5" (3.63m x 3.18m) Radiator, double glazed windows.

Outside

Parking Outside store, separate w.c., extensive gravelled driveway parking leading to:

Attached Garage 17' 2" x 11' 3" (5.23m x 3.43m)

Front Garden Shaped lawned areas, screened by hedging.

Side Section of Garden Timber storage shed, side pathway leading to:

Rear Garden Offering a high degree of privacy, shaped lawned areas, attractive flower and shrub borders, screened by hedging and mature trees and shrubs.

EPC Rating: Band D.





Rock Road, Storrington, Pulborough, RH20

Approximate Area = 1495 sq ft / 138.8 sq m
 Garage = 195 sq ft / 18.1 sq m
 Outbuilding = 98 sq ft / 9.1 sq m
 Total = 1788 sq ft / 166 sq m
 For identification only - Not to scale



GROUND 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: 1152989



"We'll make you feel at home..."



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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

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