



8 Kingsland Close

Storrington | West Sussex | RH20 4PZ

A 2/3 bedroom detached chalet style home, occupying this corner plot position, offering versatile accommodation and conveniently located within 1/2 mile of the village centre. Internally, the property has been subject to modernisation with accommodation comprising: ground floor cloakroom, sitting room, dining room/bedroom three, re-fitted kitchen with integrated appliances, two first floor double bedrooms and a re-fitted bathroom. Outside, there is off-road parking leading to an attached garage and a secluded rear garden.

Entrance uPVC double glazed front door to:

Entrance Hall Oak flooring.

Ground Floor Cloakroom Low level flush w.c., wall-mounted wash hand basin, heated chrome towel rail.

Open Plan Sitting Room/Dining Room 19' 0 maximum" x 16' 6 maximum" (5.79m x 5.03m) Dual aspect double glazed windows, feature recessed gas flame effect fire with mantel over with built-in storage cupboard and slate hearth, two radiators.

Reception Room/Ground Floor Bedroom 10' 11 maximum" x 10' 1 minimum" (3.33m x 3.07m) Oak flooring, uPVC double glazed doors leading to rear garden, built-in storage cupboard.

Re-Fitted Kitchen 10' 4" x 7' 0" (3.15m x 2.13m) Range of wall and base units, quartz working surfaces with inset one and half bowl single drainer stainless steel sink unit, built-in eye-level cupboards, built-in 'NEFF' fan assisted electric oven and separate grill with four ring hob and extractor over, pull-out rack and carousel unit, space and plumbing for washing machine, double glazed door to side garden, tiled flooring.

Stairs to:

First Floor Landing Access to loft space, cupboard housing 'Worcester' boiler, shelved linen cupboard housing insulated copper cylinder.

Bedroom One 13' 4" x 11' 8" (4.06m x 3.56m) Radiator, double glazed windows, built-in eaves storage cupboard.

Bedroom Two 11' 11 maximum" x 10' 11 maximum" (3.63m x 3.33m) Radiator, uPVC double glazed windows.

Shower Room Re-fitted shower with fitted independent shower unit and overhead soaker, low level flush w.c., pedestal wash hand basin, heated chrome towel rail, part tiled walls, concealed spot lighting.

Outside

Front Garden Off-road parking with driveway leading to:

Attached Garage 17' 11" x 7' 9" (5.46m x 2.36m) Metal up and over door.

Rear Garden Mainly laid to lawn with brick paved pathway and timber storage shed, screened by fence panelling and brick walling.

EPC Rating: Band D.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

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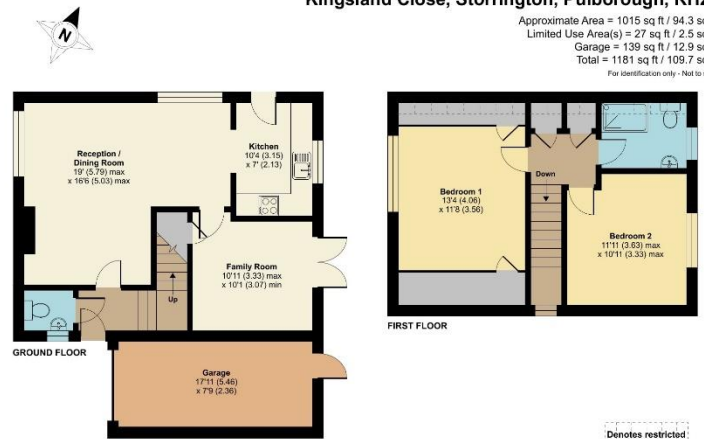
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Kingsland Close, Storrington, Pulborough, RH20

Approximate Area = 1015 sq ft / 94.3 sq m
Limited Use Area(s) = 27 sq ft / 2.5 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1181 sq ft / 109.7 sq m
For identification only - Not to scale



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Primary Measurement Standards (IPMS) Residential. © Fowler 2024. Produced by Fowler's Estate Agents. REF: 11515/16

Denotes restricted head height

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