



3 Holly Close

Storrington | West Sussex | RH20 4PD

An attractive Neo Georgian style two bedroom terraced home conveniently situated within this highly regarded cul-de-sac close to the village centre. Internally, the property is offered for sale in immaculate order throughout having been subject to extensive improvement by its current owners. Accommodation comprises: sitting room/dining room, superb re-fitted kitchen with integrated appliances, uPVC conservatory, ground floor cloakroom and shower room. Easily maintained rear garden, garage and communal parking area

Entrance uPVC double glazed front door to:

Entrance Hall Oak style flooring, radiator, part glazed double doors leading to:

Sitting Room/Dining Room 18' 10" x 11' 7" (5.74m x 3.53m) Feature fireplace with wooden surround and marble inset and hearth, recessed alcove with display shelving and built-in storage cupboards and drawer under, uPVC double glazed window bay, radiator.

Re-Fitted Kitchen 11' 10" x 8' 9" (3.61m x 2.67m) Extensive range of wall and base units, inset four ring electric hob with stainless steel extractor over and back plate, range of working surfaces with inset single drainer sink unit with swan neck mixer tap, part tiled walls, range of eye-level cupboards, integrated fan assisted electric oven and separate grill, integrated fridge and freezer, space and plumbing for washing machine, light oak style flooring, radiator.

Walk-In Inner Lobby Door to understairs storage cupboard housing electric and gas meters.

Ground Floor Cloakroom Low level flush w.c., wash hand basin with toiletries cupboards under, radiator, double glazed window.

Conservatory 9' 10" x 9' 3" (3m x 2.82m) Double glazed doors from kitchen, radiator, uPVC double glazed windows, French doors leading to rear garden.

Stairs to:

First Floor Landing Access to loft space via pull down ladder which is boarded and insulated, shelved linen cupboard with factory insulated copper cylinder.

Main Bedroom 14' 10" x 13' 3" (4.52m x 4.04m) Two radiators, uPVC double glazed windows, built-in wardrobe cupboards.

Bedroom Two 12' 0" x 8' 5" (3.66m x 2.57m) Radiator, double glazed windows.

Shower Room Inset wash hand basin with toiletries cupboards under, fully enclosed semi-circular shower with folding glass and chrome screen with fitted independent shower unit, fully tiled walls, extractor, double glazed windows, oak style flooring, heated chrome towel rail.

Outside

Front Garden Area of gravel for pots, pathway to front door.

Rear Garden Attractive easily maintained rear garden with stone terraced area, raised borders and shrubbery, pathway leading to rear access, timber summerhouse, screened by fence panelling.

Garage In small nearby block.

Communal Parking Space

EPC Rating: Band D



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

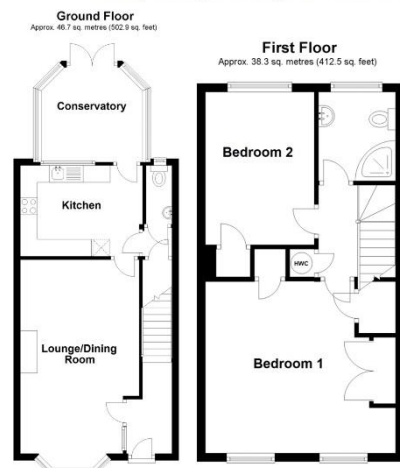
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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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