



12 Tansy Mead | Storrington | West Sussex | RH20 4QJ







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£575,000

A four bedroom detached family home situated in this sought after cul-de-sac, located on the popular Hormare development close to the village centre. Internal accommodation comprises: sitting room, dining room, kitchen, uPVC double glazed windows, ground floor shower room, ground floor cloakroom, first floor shower room. Outside, there is off-road parking leading to an attached larger than average garage and to the rear there are secluded gardens and terrace. No forward chain.

- Detached Family Home
- Highly regarded Cul-de-Sac
- Popular Hormare Development
- Four Bedrooms
- Sitting Room
- Dining Room
- uPVC Conservatory
- Kitchen
- Ground Floor Cloakroom
- Ground Floor Shower Room
- First Floor Shower Room
- uPVC Double Glazed Windows
- Attached larger than average Garage
- Off-road Parking
- Attractive secluded Gardens and Terrace
- No Forward Chain



**Entrance** uPVC front door to:

**Enclosed Entrance Porch** Door accessing garage, solid wood part glazed front door to:

**Entrance Hall** Radiator.

**Separate Cloakroom** Low level flush w.c., wall-mounted wash hand basin, part tiled walls, radiator, wall-mounted controls for central heating.

**Ground Floor Shower Room** Fully enclosed single shower unit with folding screen and fitted independent shower, wall-mounted wash hand basin and radiator.

**Sitting Room** 14' 10" x 12' 0" (4.52m x 3.66m) Radiator, uPVC double glazed windows, ornamental marble fire surround, TV point, part glazed double doors leading to:

**Dining Room** 12' 0" x 9' 9" (3.66m x 2.97m) Radiator, laminate wood block style flooring, part glazed door through to:

**Conservatory** 9' 9" x 6' 0" (2.97m x 1.83m) Of uPVC construction, door leading to rear garden.

**Kitchen** 13' 3" x 9' 0" (4.04m x 2.74m) Range of wall and base units, stainless steel single drainer sink unit, range of eye-level cupboards, space for cooker, space and plumbing for washing machine, double glazed windows overlooking garden, part tiled walls, serving hatch to dining room, double glazed door leading to rear garden.

**Stairs to:**

**Half Landing** Door accessing:

**Bedroom 4/Study** 9' 4" x 7' 6" (2.84m x 2.29m) Large eaves storage cupboard.

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

**Bedroom One** 15' 10" x 12' 1" (4.83m x 3.68m) Radiator, built-in wardrobe cupboards, double glazed windows, TV point.

**Bedroom Two** 12' 7" x 9' 0" (3.84m x 2.74m) Radiator, double glazed windows, built-in wardrobe cupboards.

**Bedroom Three** 9' 5" x 8' 0" (2.87m x 2.44m) Radiator, double glazed windows.

**Shower Room/Wet Room** Fitted chrome independent shower unit, inset wash hand basin with toiletries cupboards under, low level flush w.c., radiator, double glazed windows, extractor fan.

**Outside**

**Front Garden** Shaped lawned areas with attractive flower and shrub borders, off-road parking leading to:

**Attached Double Garage** 18' 0 maximum" x 16' 0 maximum" (5.49m x 4.88m) Automatic door, power and light, wall-mounted storage cupboards, stainless steel sink with storage cupboards under, housing wall-mounted 'Worcester' boiler, electric meters, door to rear garden.

**Rear Garden** Large paved stone terrace with ornamental fish pond and rockery, shaped lawned area, screened by fence panelling and hedging, with greenhouse, outside water tap and side access.

**EPC Rating:** Band C.



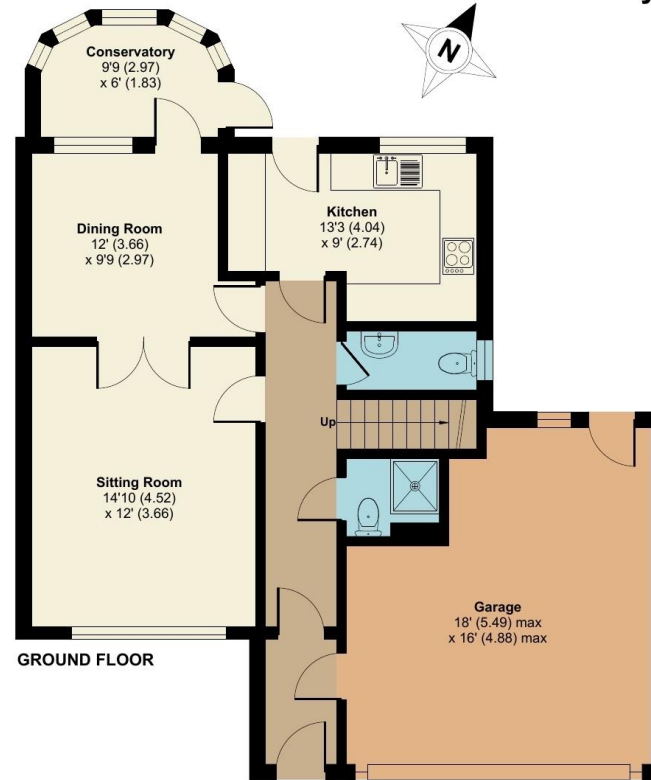




## Tansy Mead, Storrington, Pulborough, RH20

Approximate Area = 1232 sq ft / 114.4 sq m  
 Limited Use Area(s) = 16 sq ft / 1.4 sq m  
 Garage = 256 sq ft / 23.7 sq m  
 Total = 1504 sq ft / 139.5 sq m

For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Fowlers Estate Agents. REF: 1217093



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



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