



## 28 Swan Close

Storrington | West Sussex | RH20 4DF

Situated within easy distance to the village is this three bedroom end of terrace house. The accommodation comprises: ground floor cloakroom, open plan sitting room/dining room and a separate study/reception room (which could be used as a bedroom), kitchen with fan assisted electric oven. To the first floor there are the three bedrooms and a family bathroom. Outside, the rear garden is west aspect and a tarmac driveway area to the front provides off-road parking. The garage is currently used as storage.

**Entrance** Double glazed front door to:

**Enclosed Entrance Porch** Radiator.

**Ground Floor Cloakroom** Low level flush w.c., wall-mounted wash hand basin, part tiled walls, radiator.

**Open Plan Sitting Room/Dining Room** 25' 8" x 13' 0 narrowing to 8'4 in the Dining Area" (7.82m x 3.96m) Radiator, double glazed window, wall-mounted thermostat control for central heating, walk-in storage cupboard.

**Dining Area** Sliding double glazed French doors leading to garden, door leading to:

**Study/Reception Room** 9' 7" x 8' 3" (2.92m x 2.51m) Double glazed window, formerly rear section of garage.

**Kitchen** 11' 4" x 7' 10" (3.45m x 2.39m) Range of wall and base units with stainless steel single drainer sink unit, fan assisted electric oven with four ring gas hob with extractor over, range of eye-level cupboards, 'Worcester' gas boiler, space and plumbing for washing machine, radiator, understairs shelved storage cupboard.

**Stairs to:**

**First Floor Landing** Access to loft space, cupboard housing pressurised cylinder.

**Bedroom One** 13' 2" x 8' 9" (4.01m x 2.67m) Radiator, double glazed windows, built-in wardrobe cupboards.

**Bedroom Two** 10' 0" x 8' 9" (3.05m x 2.67m) Radiator, double glazed windows, built-in louvered wardrobe cupboards.

**Bedroom Three** 10' 3" x 7' 5" (3.12m x 2.26m) Radiator, double glazed windows, built-in storage cupboard.

**Family Bathroom** Panelled bath, fitted shower attachment with folding glass and chrome screen with overhead soaker and separate shower, low level flush w.c., wall-mounted wash hand basin, fully tiled walls, heated chrome towel rail, tiled flooring.

**Outside**

**Front Garden** Tarmac driveway parking area.

**Rear Garden** West aspect, fully enclosed by fence panelling with small paved terrace area, mainly laid to lawn.

**Garage** Currently used as storage with up and over door.

**EPC Rating:** Band D.



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

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