



25 Linfield Copse

| Thakeham | West Sussex | RH20 3EU

A well presented end of terrace property set within this quiet cul-de-sac location close to Thakeham village. Internal accommodation comprises: two double bedrooms, sitting room, kitchen with integrated appliances, uPVC conservatory/dining room, en-suite to main bedroom and a family bathroom. Outside, there is extensive driveway parking leading to an attached garage with lawned section of garden with paved terrace.

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Entrance Double glazed front door to:

Enclosed Entrance Porch Door leading to:

Entrance Hall Radiator.

Ground Floor Cloakroom WC, wall-mounted wash hand basin, radiator, double glazed windows.

Sitting Room 14' 9" x 11' 7" (4.5m x 3.53m) Feature fitted coal effect gas fire with marble hearth and hardwood mantel surround, two radiators, sliding double glazed patio doors leading to:

Upvc Conservatory/Dining Room 9' 1" x 9' 0" (2.77m x 2.74m) Wall-mounted electric heater, double doors to rear garden.

Kitchen 13' 1" x 11' 4" (3.99m x 3.45m) Extensive range of wall and base units with one and a half bowl stainless steel single drainer sink unit, range of laminate roll top working surfaces, eye-level cupboards, space and plumbing for washing machine and dishwasher, integrated fan assisted electric oven and four ring gas hob with extractor over, wall-mounted 'Worcester' boiler, extractor fan, double glazed windows, understairs storage cupboard.

Stairs to:

First Floor Landing

Bedroom One 11' 11" x 11' 7" (3.63m x 3.53m) Radiator, double glazed windows, access to loft space, built-in wardrobe cupboard, door to:

En-Suite Shower Room Fitted shower cubicle, pedestal wash hand basin, low level flush w.c., radiator, double glazed window, extractor fan.

Bedroom Two 11' 11" x 9' 8" (3.63m x 2.95m) Radiator, double glazed window, built-in wardrobe cupboard, storage cupboard, shelved linen cupboard housing insulated cylinder.

Family Bathroom Inset bath, pedestal wash hand basin, w.c., radiator, double glazed window, extractor fan.

Outside

Front Garden Extensive paved area enclosed by ranch style fencing which could provide additional parking with tarmac driveway parking leading to:

Attached Single Garage 16' 31" x 8' 0" (5.66m x 2.44m) Electronic remote garage door, power and light.

Rear Garden Lawned area, enclosed by fence panelling, paved terraced areas, rear access to garage.

EPC Rating: Band C.



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

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