



Bramber Cottage

St. Marys Close | Thakeham | West Sussex | RH20 3GP

A most attractive modern three bedroom cottage with Sussex flint elevations constructed by Croudace Homes in 2014 set within this exclusive cul-de-sac within 3/4 mile of Storrington village centre. Features include: spacious entrance hall, kitchen/dining room, dual aspect sitting room, ground floor cloakroom, en-suite to main bedroom and a family bathroom. Outside there is parking to the front for two cars, attached garage and a south west facing garden and terrace.

Entrance Solid wood front door to:

Reception Hall Radiator, large understairs storage cupboard.

Ground Floor Cloakroom Low level push flow w.c., wall-mounted wash hand basin with toiletries cupboards under, tiled flooring.

Dual Aspect Sitting Room 15' 9" x 10' 7" (4.8m x 3.23m) Double glazed windows, radiator, TV point, double glazed French doors leading to terrace and gardens.

Dual Aspect Kitchen/Dining Room 16' 8" x 11' 9 maximum" (5.08m x 3.58m)

Kitchen Area Range of wall and base units, integrated 'AEG' fan assisted electric oven and grill with four ring gas hob and stainless steel extractor over and back plate, range of eye-level cupboards, cupboard housing 'Ideal' boiler, space and plumbing for washing machine, tiled flooring, double glazed windows, concealed spot lighting.

Dining Area Radiator, double glazed windows, space and plumbing for dishwasher.

Stairs To:

First Floor Landing Shelved linen cupboard housing pressurised cylinder.

Main Bedroom 16' 3" x 9' 0" (4.95m x 2.74m) Irregular shape room, radiator, built-in uPVC double glazed windows, sliding mirrored wardrobe cupboards, door to:

En-Suite Shower Room Enclosed double shower with fitted independent shower unit, part tiled, inset vanity wash hand basin with toiletries cupboards under, low level flush w.c., radiator, tiled flooring, shaver point.

Bedroom Two 10' 9" x 9' 0" (3.28m x 2.74m) Radiator, uPVC double glazed windows.

Bedroom Three 10' 9" x 6' 4" (3.28m x 1.93m) Radiator, uPVC double glazed windows.

Family Bathroom 'P' shaped bath with central monobloc taps, low level flush w.c., inset wash hand basin with toiletries cupboards under, tiled flooring, concealed spot lighting, double glazed window.

Outside

Front Garden Paved pathway areas, shaped lawned areas, driveway parking for two vehicles leading to:

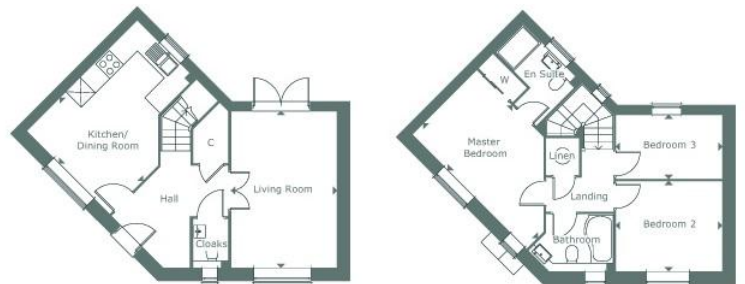
Attached Garage 19' 4" x 9' 10" (5.89m x 3m) Up and over door, power and light.

Rear Garden South westerly aspect, paved terraced area, mainly laid to lawn, screened by fence panelling and trellising, outside water tap.

EPC Rating: Band B.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowleronline.co.uk storrington@fowleronline.co.uk 01903 745844



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