



2 Cley Cottage | Sullington Lane | Storrington | West Sussex | RH20 4AE

FOWLERS
ESTATE AGENTS



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£525,000

A charming three bedroom semi-detached cottage beautifully situated in this leafy country lane overlooking open fields and towards the South Downs National Park beyond. Internally the property has been tastefully modernised by its current owners. Features include: exposed oak flooring, sitting room with feature woodburner, dining room, re-fitted kitchen, ground floor bathroom, re-fitted family shower room. Outside there are delightful cottage gardens with raised terraced areas, garden studio/office, there is a usage of adjacent parking hardstand and detached garage.

- Charming Cottage
- Rural leafy lane setting
- Three Bedrooms
- Overlooking open fields & South Downs
- Exposed Oak Flooring
- Sitting Room
- Feature Woodburner
- Dining Room
- Re-fitted Kitchen
- Re-fitted Family Shower Room
- Double Glazed Windows
- Ground Floor Bathroom
- Usage of hardstand Parking
- Delightful Cottage Gardens
- Detached Garden Studio/Office
- Detached Garage

Entrance Solid wood panelled front door to:

Enclosed Entrance Porch Tiled flooring, leaded light window, leaded light part glazed solid wood front door to:

Entrance Hall Tiled flooring, concealed spot lighting, bank radiator.

Ground Floor Bathroom Inset bath, high level flush w.c., wash hand basin, part panelled walls, double glazed window.

Sitting Room 14' 0" x 10' 8" (4.27m x 3.25m) Westerly aspect with uPVC double glazed windows, feature cast iron wood burner with exposed brick chimney breast, recessed oak mantel and brick hearth, feature exposed beam, oak flooring, TV point, archway through to:

Dining Room 13' 9" x 7' 8" (4.19m x 2.34m) uPVC double glazed windows, oak flooring, exposed beams, understairs recessed area housing boiler.

Re-Fitted Kitchen 18' 0" x 8' 7" (5.49m x 2.62m) Inset Butler sink, range of stone effect working surfaces with drawers and cupboards under, integrated fan assisted Zanussi electric oven and grill with inset four ring hob,

integrated washing machine, space and plumbing for tumble dryer, built-in dishwasher, windows with delightful outlook over garden, tiled flooring, vertical radiator, concealed spot lighting, part leaded light glazed stable door to rear garden.

Stairs to:

First Floor Landing Access to loft space, shelved linen cupboard housing factory insulated copper cylinder, radiator.

Bedroom One 10' 11" x 9' 4" (3.33m x 2.84m) Radiator, uPVC double glazed windows, stunning views across open fields and towards the South Downs.

Bedroom Two 9' 11" x 8' 7" (3.02m x 2.62m) Radiator, uPVC double glazed windows, concealed spot lighting, views across fields and towards the South Downs.

Bedroom Three 8' 10" x 8' 2" (2.69m x 2.49m) uPVC double glazed windows.

Re-Fitted Shower Room Large walk-in double shower with folding glass and chrome screen, fitted shower unit, low level flush w.c., inset wash hand basin, fully tiled walls, tiled flooring.

Outside

Front Garden Attractive front garden with large stone terraced area, pebbled and rockery frontage, attractive raised flower beds, side access.

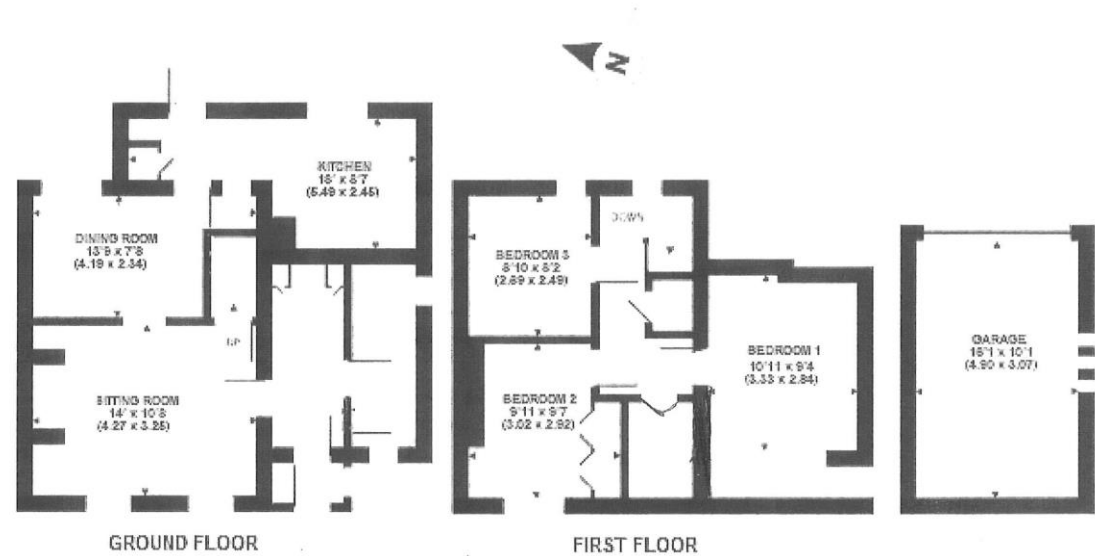
Parking Use of adjacent 2 space parking hard-standing.

Detached Garage 16' 1" x 10' 1" (4.9m x 3.07m) Up and over door.

Rear Garden Cottage style gardens, steps up to shaped raised lawned areas with attractive flower and shrub borders with further raised terraced areas with partial views towards the South Downs, paved pathway leading to studio with sliding double glazed doors with power and light, fully panelled walls.

EPC Rating: Band F.





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APPROX. GROSS INTERNAL FLOOR AREA 1069 SQ FT (99.2 SQ METRES (INCLUDES GARAGE))

NOT TO SCALE
FOR IDENTIFICATION PURPOSES ONLY



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Managing Director:
Marcel Hoad



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