



White Edge | Amberley Gate | Amberley Road | Storrington | RH20 4JQ

 **FOWLERS**
ESTATE AGENTS



White Edge

Amberley Gate | Amberley Road | Storrington | West Sussex | RH20 4JQ

£975,000

A rarely available individually built four bedroom detached bungalow occupying this generous sized plot of approximately 0.38 of an acre delightfully adjoining the South Downs National Park affording stunning views towards the South Downs. Internally the accommodation comprises: sitting room, dining room, sun room, uPVC conservatory, superb re-fitted kitchen/breakfast room with integrated appliances, utility room, newly installed uPVC double glazed windows, en-suite to master bedroom and bedroom two, family shower room. Outside there is extensive parking to the front leading to attached double garage. To the rear there are beautiful south westerly aspect gardens.

- Individual Detached Bungalow
- Adjoining South Downs National Park
- Four Bedrooms
- Entrance Hall
- Sitting Room
- Dining Room
- Re-fitted Kitchen/Breakfast Room
- Integrated Appliances
- Sun Room
- Conservatory
- En-suite to Master Bedroom
- En-suite to Bedroom Two
- Stunning views towards the South Downs
- South West Aspect Gardens
- Overall Plot 0.38 of an acre
- Attached Double Garage





Entrance Leaded light double glazed front door to:

Entrance Hall Wood style flooring, wall-mounted thermostat control for hot water and central heating, access to loft space, built-in cloaks cupboard.

Sitting Room 20' 4" x 16' 0" (6.2m x 4.88m) Delightful outlook over gardens and the South Downs, feature fireplace with marble inset, hearth with carved wooden surround (can be used as open fireplace if required), built-in shelving, radiator, uPVC double glazed windows, TV point, coved ceiling, two feature centre ceiling roses, sliding double glazed patio doors leading to gardens, part glazed double doors leading to:

Dining Room 12' 8" x 11' 8" (3.86m x 3.56m) uPVC double glazed windows, radiator, coved ceiling, feature centre ceiling rose.

Open Plan Kitchen/Breakfast Room 22' 8" x 18' 0" (6.91m x 5.49m) Superb re-fitted kitchen area with inset one and a half bowl single drainer sink unit with swan neck mixer tap, extensive range of wall and base units with granite style working surfaces and inset five ring 'NEFF' gas hob with back plate and extractor over, further range of integrated appliances comprising: 'NEFF' fan assisted oven and separate grill with 'Lamona' microwave and grill and warming drawer, built-in washing machine, tumble dryer and dishwasher, range of eye-level cupboards with downlighting and built-in crockery display unit, concealed spot lighting, central breakfast island

with granite style working surface with inset sink and swan neck mixer tap with drawers and cupboards under and power points, central chrome display unit, built-in pull-out drawer rack and overhead storage cupboard housing space for American style fridge/freezer, BT points, vertical radiator, TV point, DAB point, uPVC double glazed windows overlooking front garden, door to:

Utility Room 8' 8" x 5' 5" (2.64m x 1.65m) Re-fitted units and granite style working surface with enamel single drainer sink with storage cupboards under, extractor fan.

Conservatory 10' 9" x 9' 8" (3.28m x 2.95m) Accessed from the kitchen, sliding double glazed doors, tiled flooring, double doors leading to gardens affording panoramic views across towards the South Downs and gardens.

Sun Room 18' 10" x 7' 8" (5.74m x 2.34m) Double glazed windows and bi-folding doors with views across the gardens and towards the South Downs, built-in shelved storage cupboard, door accessing garage, tiled flooring, radiator.

Bedroom One 16' 1" x 12' 10" (4.9m x 3.91m) Range of built-in wardrobe cupboards, radiator, uPVC double glazed windows, telephone point, port hole double glazed window with door to:

En-Suite Shower Room Panelled bath with fitted shower attachment, low level flush w.c., heated chrome towel rail, fully enclosed shower cubicle with fitted glass and chrome screen and independent shower unit, shaver and light point.

Bedroom Two 11' 6" x 9' 10" (3.51m x 3m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards, door to:

Re-Fitted En-Suite Shower unit with sliding glass and chrome screen, inset wash hand basin with toiletries cupboards under, low level flush w.c., tiled flooring, fully tiled walls, concealed spot lighting, extractor, shaver point, heated chrome towel rail, double glazed windows.

Bedroom Three 11' 9" X 10' 7" (3.58m X 3.23m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

Bedroom Four 11' 9" X 10' 9" (3.58m X 3.28m) Radiator, uPVC double glazed windows, built-in shelving with storage cupboards under.

Family Shower Room Large walk-in double shower with fitted independent shower unit, pedestal wash hand basin, low level flush w.c., radiator, fully tiled walls, uPVC double glazed windows, shaver and light point, large linen cupboard housing hot water cylinder.

Outside

Front Garden Tarmac driveway parking for several vehicles, enclosed by ranch style fencing, attractive cottage style gardens to the front with shaped gravelled area, outside security lights, side access.

Rear Garden South westerly aspect being a feature of the property adjoining the South Downs National Park with stone paved terraced area affording wonderful views towards the South Downs, mainly laid to lawn with mature trees and shrubs, shaped flower and shrub borders, pond and raised rockery area, screened by fence panelling, timber garden shed, timber summerhouse, paved side area with greenhouse and vegetable gardens, outside water tap, enclosed by fence panelling.



Attached Double Garage 18' 8" X 17' 11" (5.69m X 5.46m) Electronically operated door, timber independent side access door.

Directions From our High Street office go westerly out of the village and at the roundabout with TESCO Express taking the second left onto the Amberley Road, follow this road for approximately 3/4 of a mile and turn left past the entrance to Kithurst Park and turn onto the lane just before the turning for Kithurst Farm Road (this is the last turning before you go out of the village towards Amberley). You will see the house names displayed at the front as you enter Amberley Gate.

EPC Rating: Band D.



WHITE EDGE, AMBERLEY ROAD, STORRINGTON
 APPROX. GROSS INTERNAL FLOOR AREA 2262 SQ FT / 210.2 SQM



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

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



Managing Director:
Marcel Hoad

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.