



21 Swan Close

Storrington | West Sussex | RH20 4DF

A two bedroom end of terrace home conveniently located within this cul-de-sac close to the village centre. Internal accommodation comprises: sitting room/dining room with open plan kitchen. Upstairs there are the two bedrooms and a family bathroom. The property also benefits from gas central heating, uPVC double glazed windows. Outside there is a private enclosed section of garden. No forward chain.

Entrance Part glazed front door to:

Entrance Hall Radiator, laminate oak style flooring.

Open Plan Sitting Room/Dining Room 17' 6" X 16' 8" (5.33m X 5.08m) Dual aspect uPVC double glazed windows, two radiators, oak style laminate flooring.

Kitchen Area Range of wall and base units with one and a half bowl single drainer sink unit with mixer tap, black granite style working surfaces, integrated stainless steel fan assisted oven and grill with inset four ring gas hob with extractor over, part tiled walls, space and plumbing for washing machine, peninsula breakfast bar, wall-mounted 'Worcester' boiler, recessed area suitable for housing fridge/freezer, understairs storage area.

Stairs to:

First Floor Landing Shelved linen cupboard housing factory insulated copper cylinder with fitted immersion.

Bedroom One 13' 6" X 8' 10" (4.11m X 2.69m) Radiator, uPVC double glazed windows.

Bedroom Two 9' 0" X 8' 3" (2.74m X 2.51m) uPVC double glazed windows, radiator.

Bathroom Panelled bath with fitted independent shower unit, pedestal wash hand basin, low level flush w.c., radiator, part tiled walls, uPVC double glazed window, access to loft space.

Outside

Garden Own private enclosed section of rear garden, south westerly facing.

EPC Rating: Band D.



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

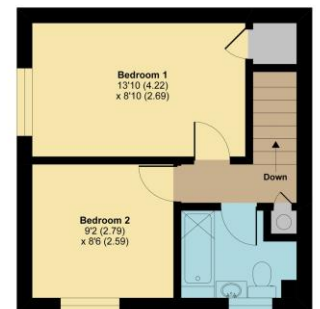


Swan Close, Storrington, RH20

Approximate Area = 612 sq ft / 57 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Fowler 2021. Produced for Fowler Estate Agents. REF: R60062.

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. 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.