FOWLERS
ESTATE AGENTS

Price Guide
£500,000 to £550,000

Laburnham House

Chantry Lane | Storrington | West Sussex | RH20 4BU

A unique opportunity to acquire this individually built split-level home close to the village centre, located in this sought after lane leading to the South Downs National Park. The property is presented in excellent decorative condition both internally and externally and affords stunning views towards the South Downs with accommodation comprising: dual aspect first floor sitting room, dining room, kitchen/breakfast toom, utility, separate cloakroom, three/four bedrooms with master en-suite and a family bathroom. Outside, there is driveway parking to the front leading to an attached garage and gardens are to all sides offering a good degree of seclusion.

01903 745844
storrington@fowlersonline.co.uk
www.fowlersonline.co.uk

Entrance uPVC double glazed front door to:

Entrance Hall Radiator, telephone point, door leading to:

Utility Room 5' 4" x 5' 1" (1.63m x 1.55m) Space and plumbing for washing machine, wall-mounted 'Worcester' boiler, drying area, space for tumble dryer.

Stairs to:

First Floor Landing Radiator.

Cloakroom WC, wall-mounted wash hand basin, radiator, part tiled walls, shaver and light point, access to a part boarded loft.

Dual Aspect Sitting Room 24' 10 into bay" x 13' 1 maximum" (7.57m x 3.99m) Views towards the South Downs, double glazed tilt and turn windows, two radiators, feature recessed fireplace with gas coal effect fitted fire and stone hearth, double glazed door accessing garden, telephone and broadband points, archway through to:

Dining Room 12' 0" x 9' 1" (3.66m x 2.77m) Radiator, double glazed window with views of the South Downs.

Kitchen/Breakfast Room 15' 7 maximum" x 8' 6 maximum" (4.75m x 2.59m) Dual aspect double glazed windows with views towards the South Downs, range of wall and base units with working surfaces and inset four ring gas hob with extractor over, built-in fan assisted electric oven and grill, integrated dishwasher, single drainer sink unit, wall-mounted crockery display unit and door through to:

Utility Room 6' 5" x 6' 5" (1.96m x 1.96m) Single drainer sink unit, eye-level cupboard, built-in storage cupboards and integrated fridge and freezer.

Stairs Down to:

Ground Floor Understairs storage cupboard.

Inner Hallway Shelved linen cupboards with cylinder.

Bedroom One 12' 9" x 11' 5" (3.89m x 3.48m) Dual aspect, sliding patio doors leading to terrace and gardens, built-in wardrobe cupboards with internal lighting, door leading to:

En-Suite Bathroom Bath, pedestal wash hand basin, w.c., fully enclosed shower cubicle with fitted independent shower unit, fully tiled walls, shaver and light point, radiator.

Bedroom Two 13' 1 maximum" x 10' 4 maximum" (3.99m x 3.15m) Double glazed windows, radiator, built-in wardrobe cupboards with internal lighting.

Bedroom Three 13' 1 maximum" x 9' 0 maximum" (3.99m x 2.74m) Radiator, built-in wardrobe cupboards with internal lighting.

Study/Nursery 7' 3" x 7' 1" (2.21m x 2.16m) Radiator, double glazed windows.

Family Bathroom Inset bath with fitted shower attachment, w.c., pedestal wash hand basin, fully tiled walls, extractor fan.

Outside

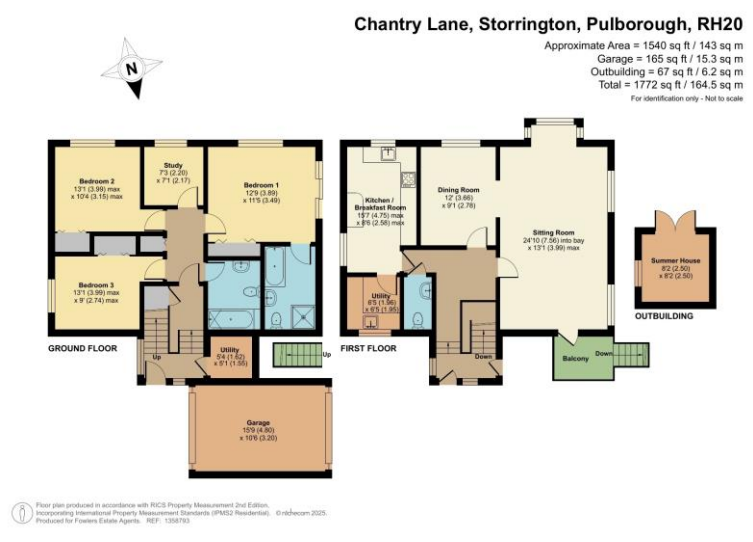
Front Five bar gate leading to tarmac driveway with parking for several vehicles, outside water tap, leading to:

Attached Garage 15' 9" x 10' 6" (4.8m x 3.2m) Metal up and over door either end, one end accessing covered courtyard area and side section of garden, new distribution board with up to date electrical certifcation.

Rear Garden Predominantly south facing offering a high degree of screening and privacy, shaped lawned areas, enclosed by flower and shrub borders, paved west aspect patio with steps up to further side section of garden and decking with timber summerhouse with power, wrought iron steps accessing first floor sitting room.

EPC Rating: Band C.

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



Important Notice

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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.
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