



18 Browns Lane

Storrington | West Sussex | RH20 4LG

A two bedroom semi-detached bungalow located close to the village centre. Internally, the property is well presented with accommodation comprising: sitting room with doors leading to a uPVC conservatory/dining room, modern kitchen with integrated appliances, re-fitted shower room. Outside, there is off-road parking for two vehicles with a delightful south aspect garden to the rear offering a good degree of privacy.

Entrance Double glazed front door to:

Entrance Hall 18' 4 in length overall" (5.59m) Radiator, access to loft space.

Sitting Room 16' 5 maximum" x 12' 7" (5m x 3.84m) Fireplace with marble hearth and surround, radiator, double glazed doors leading to:

Conservatory/Dining Room 10' 1" x 9' 8" (3.07m x 2.95m) Of brick and uPVC construction, oak flooring, double doors leading to garden.

Kitchen/Breakfast Room 17' 3" x 8' 6" (5.26m x 2.59m) Range of wall and base units with integrated fan assisted electric oven and separate grill, inset four ring gas hob with extractor over, one and half bowl stainless steel single drainer sink unit with swan neck mixer tap, integrated dishwasher, space and plumbing for washing machine, double glazed windows, wall-mounted 'Worcester' boiler, integrated fridge/freezer, large pull-out spice rack, space for tumble dryer, wall-mounted consumer unit.

Bedroom One 11' 10" x 10' 0" (3.61m x 3.05m) Radiator, uPVC double glazed windows, floor to ceiling built-in wardrobe cupboards and bedroom furniture.

Bedroom Two 12' 0" x 6' 9" (3.66m x 2.06m) Dual aspect room with double glazed windows, radiator.

Shower Room Fully enclosed shower cubicle with sliding glass and and chrome screen with low level flush w.c., wash hand basin with toiletries drawer under, heated chrome towel rail.

Outside

Front Garden Paved parking area for two vehicles to the front, side access.

Rear Garden 55' 0" x 26' 0 approximately" (16.76m x 7.92m) Being south facing with paved patio area, shaped lawned area, screened by fence panelling and hedging, ornamental pond, timber storage shed, side access, bin storage area.

EPC Rating: Band D.

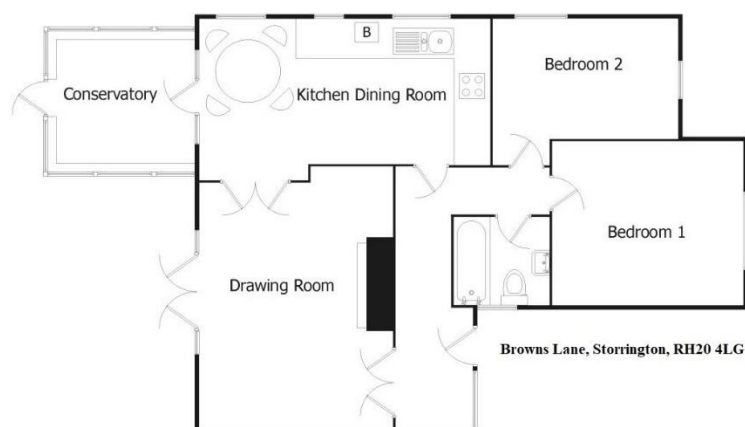


Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowleronline.co.uk

storrington@fowleronline.co.uk

01903 745844



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