



Fontwell, Amberley Road

Storrington | West Sussex | RH20 4JQ

A beautifully presented individual detached four bedroom family home nestling at the end of this highly regarded private lane within 3/4 of a mile of the village centre. Accommodation comprises: spacious entrance hall, dual aspect sitting room with feature open fireplace, dining room, superb kitchen/breakfast/dining room, utility room, ground floor cloakroom, studio/reception room, en-suite bathroom to bedroom 2, large family bathroom. Outside, there is extensive gravelled parking to the front with an impressive large raised terrace to the rear affording delightful views across Storrington the towards the South Downs, with steps down to a secluded rear garden.

Entrance Wooden front door to:

Reception Hall Oak flooring, understairs recess area.

Ground Floor Cloakroom Low level flush w.c., wash hand basin with monobloc tap and cupboard under.

Sitting Room 18' 9" x 14' 8" (5.72m x 4.47m) Feature open fireplace with beamed feature and mantel over with brick hearth, uPVC double glazed windows, dual aspect with plantation blinds, casement double glazed doors leading to terrace and gardens.

Dining Room 15' 10" x 8' 11" (4.83m x 2.72m) Oak flooring, uPVC double glazed casement doors to terrace.

Kitchen/Day Room/Breakfast Room 28' 2" x 16' 1" (8.59m x 4.9m)

Kitchen/Breakfast Area Range of black granite working surfaces with inset sink with storage cupboards under, central island breakfast bar with marble working surfaces and recessed breakfast seating and built-in storage cupboards and drawers under, uPVC double glazed windows with views out across Storrington and towards the South Downs, recessed area suitable for housing American style fridge/freezer, space for Range cooker with glass and chrome extractor over with down lighting, Limestone flooring.

Day Room Area Oak flooring, uPVC double glazed windows with plantation blinds, concealed spot lighting, TV point, door to:

Utility Room Inset Butler sink with wood block working surfaces with space and plumbing for washing machine under, cupboard housing pressurised cylinder, stable door leading to terrace and gardens.

Reception Room/Studio Large double glazed stable doors leading to parking area, laminate flooring, large walk-in storage cupboard.

Stairs to:

First Floor Landing uPVC double glazed dormer window

Bedroom One 14' 10" x 14' 10" (4.52m x 4.52m) Bank radiator, laminate flooring, recessed hanging rail, uPVC double glazed windows with views across Storrington, Velux window.

Bedroom Two 11' 10" x 11' 5" (3.61m x 3.48m) Range of built-in sliding wardrobe cupboards and bedroom furniture, bank radiator, uPVC double glazed windows, door leading to:

En-Suite Shower Room Semi-circular shower unit, low level flush w.c., wall-mounted wash hand basin, tiled flooring.

Bedroom Three 14' 1" x 11' 1" (4.29m x 3.38m) Bank radiator, uPVC double glazed window, Velux window.

Bedroom Four 15' 11" x 10' 11" (4.85m x 3.33m) Bank radiator, uPVC double glazed windows.

Family Bathroom Victorian claw leg free-standing bath with central telephone grip shower attachment and central taps, twin wash hand basins with monobloc taps with toiletries cupboards under, large walk-in shower with fitted shower attachment and overhead soaker with glass and chrome screen, part panelled walls, uPVC double glazed windows, shaver point, underfloor heating.

Outside

Front Garden Approached via a private driveway accessed by five bar gate with extensive gravelled parking area with space for a Sussex style car barn (subject to usual planning consents), outside electric car charging point.

Rear Garden Featured raised decked terrace with glass balustrade and outside lighting, superb area for outside entertaining, steps down to formal lawned garden area, enclosed by flower and shrub borders, further decked area screened by fence panelling and mature trees and shrubs, offering a high degree of privacy.

EPC Rating: Band D

Please note: These are draft particulars.



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