



9 Abingworth Crescent | Thakeham | West Sussex | RH20 3GW





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£820,000

An five bedroom 'Bloomsbury' style family home constructed by award winning Oakford Homes. Located within the highly regarded Abingworth development bordering open countryside and a short distance to the old village with the White Lion Public House. Internally the property comprises: entrance hall, study, ground floor cloakroom, open plan kitchen/dining room with fully integrated 'Smeg' appliances, family area, utility room, en-suite facilities to master bedroom and bedroom two and a family bathroom. Outside there is off-road parking for two vehicles leading to an attached double garage. To the rear there is a generous sized secluded rear garden with large paved terraced. Viewing advised.

- Detached Family Home
- Five Bedrooms
- Highly regarded development
- Entrance Hall
- Living Room
- Study
- Kitchen/Dining Room
- Integrated 'Smeg' Appliances
- Utility Room
- Master Bedroom with En-suite
- Bedroom Two with En-suite
- Family Bathroom
- Landscaped Generous Rear Garden
- Village Location
- Attached Double Garage
- Off-road Parking

Entrance Part glazed panelled uPVC front door to:

Entrance Hall Porcelain tiled flooring, radiator, understairs storage cupboard, wall-mounted thermostat control for hot water and central heating, built-in cloaks cupboard, concealed spot lighting.

Sitting Room 18' 9" x 11' 8" (5.72m x 3.56m) uPVC double glazed window bay, two radiators, TV point.

Study 8' 1" x 5' 3" (2.46m x 1.6m) uPVC double glazed window, radiator.

Ground Floor Cloakroom Low level flush w.c., wall-mounted wash hand basin, heated chrome towel rail.

Kitchen/Dining/Family Room

Kitchen/Dining Area 28' 0" x 11' 9" (8.53m x 3.58m) Extensive range of wall and base units, quartz working surfaces with groove drainer and stainless steel one and a half bowl single drainer sink unit with mixer tap, five ring 'Smeg' gas hob with extractor over, further range of eye-level cupboards, integrated 'Smeg' oven and separate grill, integrated fridge and freezer, dishwasher, central breakfast island with soft closing drawers and storage cupboards under with quartz working surfaces and pop-up USB point, porcelain tiled flooring with recessed area, sliding uPVC double glazed patio doors to rear garden, Velux windows, TV point.

Dining Area Sliding uPVC double glazed patio doors from the dining area leading to rear garden, radiator.

Utility Room Stainless steel single drainer sink unit with working surface and storage cupboard under, 'Smeg' washing machine and tumble dryer, tiled flooring, radiator, shelved linen cupboard housing pressurised cylinder, door accessing garage, uPVC double glazed door accessing rear garden.

Family Area 10' 7" x 6' 2" (3.23m x 1.88m)

Stairs to:

First Floor Landing Concealed spot lighting, shelved linen cupboard, radiator.

Bedroom One 11' 8" x 10' 4" (3.56m x 3.15m) uPVC double glazed windows, radiator, wall-mounted control for hot water and central heating, door to:

En-Suite Shower Room Large walk-in shower with fitted glass and chrome screen with fitted independent overhead soaker, inset wash hand basin with toiletries cupboards under, low level flush w.c., tiled flooring, extractor, heated chrome towel rail.

Bedroom Two 11' 6" x 8' 3" (3.51m x 2.51m) Radiator, uPVC double glazed windows, sliding mirrored wardrobe cupboards, concealed spot lighting, door to:

En-Suite Shower Room Walk in shower with glass and chrome screen and fitted independent shower unit, low level flush w.c., inset wash hand basin with toiletries cupboards under, shaver point, mirror, uPVC double glazed windows, extractor, concealed spot lighting.

Bedroom Three 11' 6" x 9' 3" (3.51m x 2.82m) Radiator, uPVC double glazed windows.

Bedroom Four 11' 0" x 9' 9" (3.35m x 2.97m) Radiator, uPVC double glazed windows.

Bedroom Five 11' 11" x 9' 9" (3.63m x 2.97m) Radiator, uPVC double glazed windows, access to loft space.

Family Bathroom Panelled bath with folding glass and chrome screen with fitted shower attachment, low level flush w.c., inset wash hand basin with toiletries cupboards under, tiled flooring, concealed spot lighting, wall-mounted mirror, fully tiled walls.

Outside

Attached Double Garage Automatic twin up and over doors, power and light, wall-mounted boiler, double glazed door to garden.

Parking Brick paved driveway with off-road parking for two vehicles.

Front Garden Mainly laid to lawn with flower and shrub borders.

Rear Garden Large paved terraced area, mainly laid to lawn, enclosed by attractive flower and shrub borders, fence panelling and trellising, outside water tap, side access, outside lighting.

EPC Rating: Band B.





GROUND FLOOR

Kitchen/Dining Area	8560mm x 3655mm	28'0" x 11'9"
Family Area	3270mm x 1910mm	10'7" x 6'2"
Living Room	3610mm x 5790mm	11'8" x 18'9"
Study	1645mm x 2470mm	5'3" x 8'1"



FIRST FLOOR

Master Bedroom	3610mm x 3195mm	11'8" x 10'4"
Bedroom 2	3550mm x 2530mm	11'6" x 8'3"
Bedroom 3	2835mm x 3545mm	9'3" x 11'6"
Bedroom 4	3025mm x 3360mm	9'9" x 11'0"
Bedroom 5	3025mm x 3635mm	9'9" x 11'11"



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



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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

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