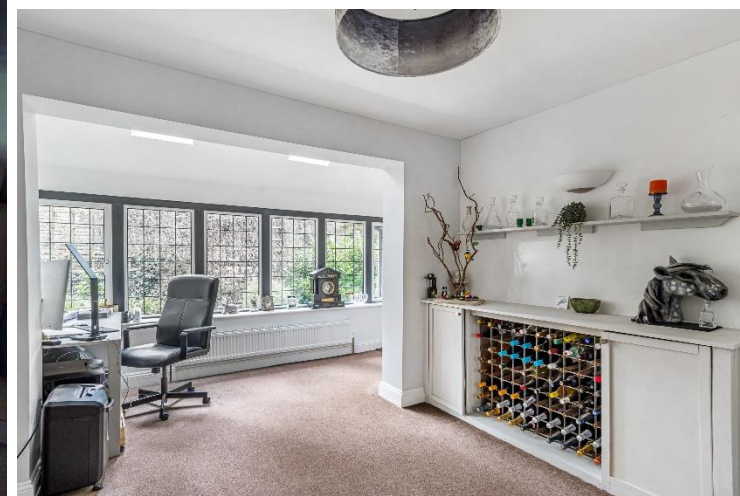




Birch Corner | Fern Road | Storrington | West Sussex | RH20 4LW





Birch Corner

Fern Road | Storrington | West Sussex | RH20 4LW

GUIDE PRICE £799,995

Situated on the outskirts of the village is this superbly sized five bedroom detached family home set in a plot of just under 1/4 of an acre. Located at the end of Fern Road, the property comprises: entrance, good sized kitchen with bay window overlooking the garden, lounge, downstairs cloakroom and utility cupboard, dining room, family room and downstairs shower room. On the first floor there are four bedrooms with bedroom three having an en-suite shower room, and a family bathroom and loft room/dressing room accessed via stairs from the master bedroom. Potential too for ensuite from Master Bedroom. There is a fifth bedroom with own staircase. Outside there is driveway parking for several vehicles and a good sized rear garden and patio area.

- Detached Family Home
- Five Bedrooms
- Lounge
- Good Sized Kitchen
- Downstairs Cloakroom
- Utility Cupboard
- Dining Room
- Family Room
- Downstairs Shower Room
- Four Bedrooms on the 1st Floor
- En-suite Shower Room to Bedroom 3
- Family Bathroom
- Parking to the Front
- Good Sized Rear Garden
- Patio and Decked Area
- Easy Distance to Amenities





Entrance

Kitchen

21' 5 maximum" x 14' 11" (6.53m x 4.55m)

Ground Floor Cloakroom

Utility Cupboard

Inner Hall

8' 8" x 7' 0" (2.64m x 2.13m)

Lounge

22' 4" x 10' 7" (6.81m x 3.23m)

Dining Room

24' 11 maximum" x 15' 10 maximum" (7.59m x 4.83m)

Study Area

Downstairs Wet Room

Family Room

18' 1" x 16' 1" (5.51m x 4.9m)



Stairs to:

First Floor Landing

Bedroom One

15' 0 maximum" x 13' 0 maximum" (4.57m x 3.96m)

En-suite Dressing Room

7' 3" x 7' 0" (2.21m x 2.13m)

Stairs from Master Bedroom to:

Loft Room/Further Dressing Room 14' 0" x 8' 0" (4.27m x 2.44m)

Bedroom Two

11' 9 maximum" x 11' 1 maximum" (3.58m x 3.38m)

Bedroom Three

12' 7 maximum" x 10' 10 maximum" (3.84m x 3.3m)

Bedroom Four

11' 9" x 7' 10" (3.58m x 2.39m)

Family Bathroom

15' 0" x 7' 7" (4.57m x 2.31m)

Stairs from Family Area:

Second Floor Landing

Bedroom Five

19' 3 maximum" x 10' 6 maximum" (5.87m x 3.2m)

Outside

Parking

Driveway parking for numerous vehicles.

Rear Garden

Good sized garden, mainly laid to lawn, patio area, decked area, workshop with power and light measuring 19' x 10'.

NB: Under Section 21 of the Estate Agents Act 1979 we declare that the owner of this property works for Fowlers Estate Agents.

EPC Rating: Band E.



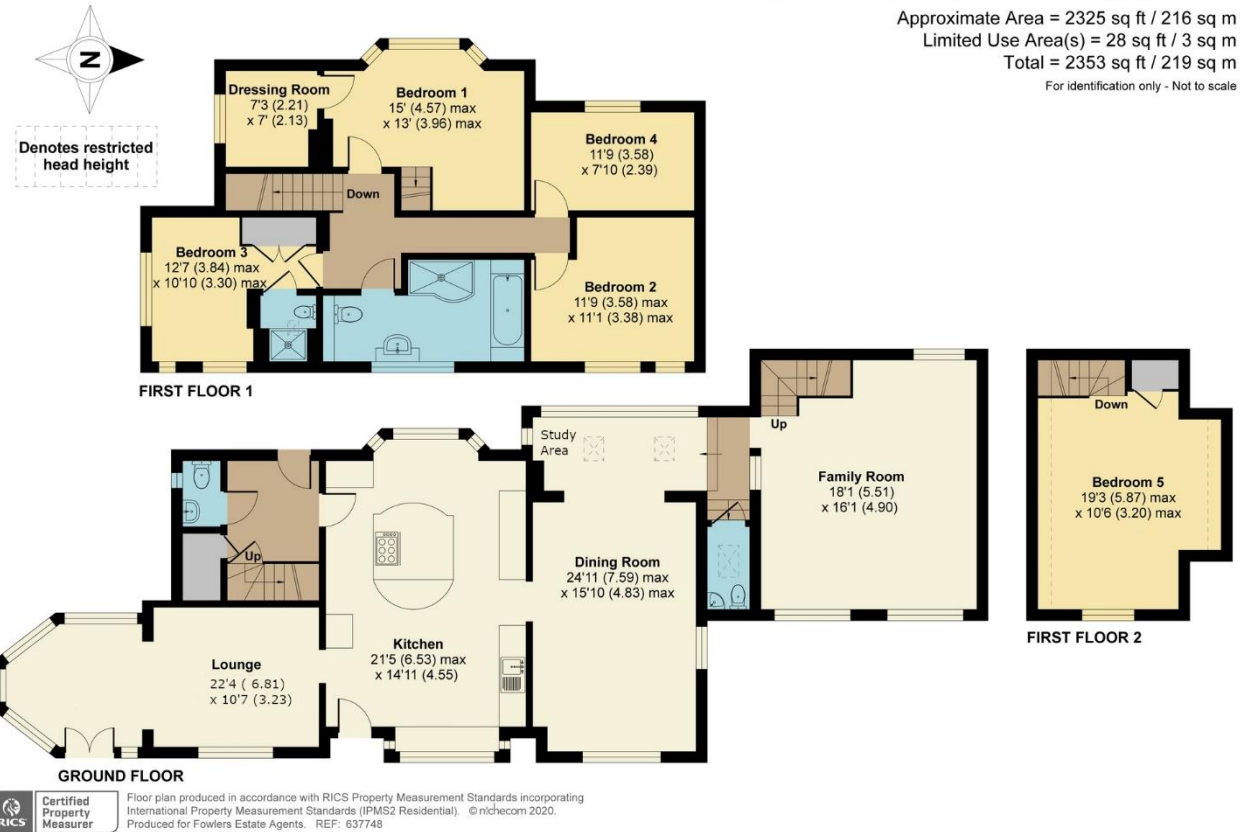
Fern Road, Storrington, Pulborough, RH20

Approximate Area = 2325 sq ft / 216 sq m

Limited Use Area(s) = 28 sq ft / 3 sq m

Total = 2353 sq ft / 219 sq m

For identification only - Not to scale



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



Managing Director:
Marcel Hoed

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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.

4. 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.