



Ashdown | 9 Nightingale Close | Storrington | West Sussex | RH20 4NX





Ashdown

9 Nightingale Close | Storrington | West Sussex | RH20 4NX

£750,000

A spacious and versatile family home located within the highly regarded cul-de-sac of Nightingale Close, within 1/4 mile of the village centre. Accommodation comprises: sitting room, reception room/ground floor bedroom 4, ground floor cloakroom, open plan kitchen/dining room, utility room, en-suite to master bedroom and family bathroom. Outside there is driveway parking leading to a substantial attached double garage measuring 33'7 x 15'8. There are attractive gardens to the rear. Viewing recommended.

- Highly regarded Nightingale Close
- Detached Family Home
- Versatile Accommodation
- Three/Four Bedrooms
- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room
- Reception Room/Ground Floor Bedroom
- Open Plan Kitchen/Dining Room
- Utility Room
- En-suite to Master Bedrooms
- Family Bathroom
- Attractive Gardens
- Substantial Attached Garage of 33'7 x 15'8
- Driveway Parking
- Viewing Recommended

Entrance uPVC double glazed front door to:

Entrnce Hall Built-in cloaks cupboard.

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

Sitting Room 20' 4" x 12' 11" (6.2m x 3.94m) uPVC double glazed windows, fitted gas fire with hardwood surround and marble hearth, TV point, archway through to:

Open Plan Kitchen/Dining Room 20' 4 maximum" x 19' 1 maximum" (6.2m x 5.82m) Sliding patio doors to terrace and gardens.

Kitchen Area Range of wall and base units, one and a half bowl single drainer sink unit, tiled working surfaces with inset four ring electric hob, built-in fan assisted oven and grill, tiled flooring, breakfast bar with under-seating with built-in storage cupboards and drawers, built-in shelved larder cupboard, uPVC double glazed windows overlooking gardens, door to:

Utility Room 7' 2" x 6' 4" (2.18m x 1.93m) Space and plumbing for washing machine and tumble dryer, double glazed window and door leading to rear garden.

Reception Room/Ground Floor Bedroom 15' 4" x 13' 4" (4.67m x 4.06m) uPVC double glazed windows, sliding aluminium double glazed patio doors to rear garden.

Stairs to:

First Floor Landing Built-in shelved linen cupboard with insulated copper cylinder.

Bedroom One 18' 3 maximum" x 12' 10 maximum" (5.56m x 3.91m) Built-in wardrobe cupboards and bedroom furniture, door to:

En-Suite Shower Room Sliding glass and chrome shower cubicle with fitted independent shower unit, low level flush w.c., inset vanity wash hand basin with toiletries cupboards under.

Bedroom Two 12' 3" x 11' 2" (3.73m x 3.4m) uPVC double glazed windows, built-in mirrored wardrobe cupboards.

Bedroom Three 11' 2" x 10' 1" (3.4m x 3.07m) uPVC double glazed windows with views towards the South Downs, two eaves storage cupboards, recessed area with built-in wardrobe cupboard.

Family Bathroom Panelled bath, pedestal wash hand basin, low level flush w.c., uPVC double glazed window, fitted independent shower unit with rail and curtain, heated chrome towel rail.

Outside

Front Garden Ranch style fencing, shaped lawned area, tarmac driveway with extensive parking for several vehicles leading to:

Attached Double Garage 33' 3" x 15' 8" (10.13m x 4.78m) Double length garage, electric metal up and over door, power and light, sink with hot and cold water.

Rear Garden Being a feature of the property with large paved terraced area with steps down to shaped lawned area, screened by hedging and mature trees and shrubs, greenhouse, door to boiler cupboard.

EPC Rating: Band D.





Nightingale Close, RH20

Approximate Area = 1657 sq ft / 153.9 sq m

Garage = 506 sq ft / 47 sq m

Total = 2163 sq ft / 200.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Fowlers Estate Agents. REF: 990078



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



Managing Director:
Marcel Hoed

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

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.

- 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.