



Titchmarsh | Rock Road | Storrington | West Sussex | RH20 3AE





Titchmarsh

Rock Road | Storrington | West Sussex | RH20 3AE

£695,000

An attractive individual 2/3 bedroom detached bungalow located on the fringes of Storrington village, occupying this generous sized secluded plot. Internally, the property offers spacious and versatile accommodation extending to 1495 sqft comprising: spacious reception hall, sitting room of 20's x 15'2, kitchen/breakfast room, family bathroom and separate w.c. Outside, there are beautifully kept south aspect gardens offering a high degree of privacy with extensive driveway parking to the front leading to an attached garage.

- Individual Detached Bungalow
- Occupying a generous sized Plot
- Extending to 1495 sqft
- 2/3 Bedrooms
- Spacious Reception Hall
- Sitting Room of 20'3 x 15'2
- Kitchen/Breakfast Room
- Dining Room/Bedroom Three
- Family Bathroom
- Separate WC
- Gas Fired Central Heating
- Double Glazed Windows
- Beautiful South Aspect Gardens
- Extensive Parking and Garage
- No Forward Chain
- Viewing Recommended

Entrance Oak panelled front door to:

Enclosed Entrance Porch Tiled flooring, to:

Spacious Reception Hall Walk-in recessed shelved area, access to loft space, shelved linen cupboard housing insulated copper cylinder with fitted immersion, door with steps leading down to additional entrance with tiled flooring and free-standing 'Kingfisher' boiler.

Sitting Room 20' 3 into bay" x 15' 2" (6.17m x 4.62m) Feature coal effect fitted gas fire with inset marble surround with hearth and carved wood mantel and fire surround, uPVC double glazed window bay with radiators, uPVC double glazed door leading to:

Conservatory Tiled flooring and exposed stone walling, double glazed door leading to garden.

Kitchen/Breakfast Room 13' 0" x 10' 11" (3.96m x 3.33m) Single drainer sink unit with mixer tap,

range of working surfaces with drawers and cupboards under, integrated 'NEFF' fan assisted electric oven and separate grill, further range of eye-level cupboards with crockery display units, space and plumbing for washing machine, built-in shelved storage cupboards, radiator, part tiled walls.

Bedroom One 16' 10" x 14' 0" (5.13m x 4.27m) Radiator, leaded light double glazed windows, built-in wardrobe cupboards.

Bedroom Two 14' 1" x 14' 0" (4.29m x 4.27m) Radiator, double glazed window, built-in wardrobe cupboards, free-standing pedestal wash hand basin.

Bathroom Panelled bath with fitted shower attachment and folding glass and chrome screen, low level flush w.c., heated chrome towel rail, part tiled walls.

Separate W.C. Low level flush w.c.

Dining Room/Bedroom Three 11' 11" x 10' 5" (3.63m x 3.18m) Radiator, double glazed windows.

Outside

Parking Outside store, separate w.c., extensive gravelled driveway parking leading to:

Attached Garage 17' 2" x 11' 3" (5.23m x 3.43m)

Front Garden Shaped lawned areas, screened by hedging.

Side Section of Garden Timber storage shed, side pathway leading to:

Rear Garden Offering a high degree of privacy, shaped lawned areas, attractive flower and shrub borders, screened by hedging and mature trees and shrubs.

EPC Rating: Band D.





Rock Road, Storrington, Pulborough, RH20

Approximate Area = 1583 sq ft / 147 sq m
 Garage = 195 sq ft / 18.1 sq m
 Outbuilding = 98 sq ft / 9.1 sq m
 Total = 1876 sq ft / 174.2 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 2024. Produced for Fowlers Estate Agents. REF: 1152989



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



Managing Director:
Marcel Hoad

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.