



La Selva

Georges Lane | Storrington | RH20 3JH

A two bedroom detached bungalow occupying this generous sized plot of 0.27 of an acre, set within this private leafy lane on the fringes of Storrington village. The property requires complete renovation and modernisation throughout with accommodation comprising: sitting room, kitchen, conservatory, sun room, dining room, en-suite to main bedroom and main bathroom. Outside, there are mature gardens with a westerly aspect to the rear with parking for two vehicles to the front. Vacant possession.

Entrance uPVC double glazed front door to:

Entrance Hall Two radiators, built-in storage cupboard, access to loft space.

Sitting Room 18' 1" x 11' 0" (5.51m x 3.35m) Fireplace, two radiators, sliding double glazed patio doors leading to:

Conservatory 12' 4" x 11' 10" (3.76m x 3.61m) Of brick and uPVC construction, radiators, double opening doors and door to gardens.

Kitchen 11' 10 maximum" x 11' 3 maximum" (3.61m x 3.43m) Range of wall and base units, stainless steel single drainer sink unit, four ring gas hob with extractor, wall-mounted 'Baxi' boiler, door accessing:

Garden Room 16' 7" x 3' 10" (5.05m x 1.17m) Door accessing garden.

Dining Room 13' 3" x 9' 11" (4.04m x 3.02m) Radiator, double glazed windows overlooking garden.

Sun Room 16' 8 maximum" x 9' 3" (5.08m x 2.82m) Accessed via hallway and sitting room, outlook gardens.

Bedroom One 17' 11" x 12' 1" (5.46m x 3.68m) Built-in wardrobe cupboards, radiator, double glazed windows, door accessing garden, door to:

En-Suite Shower Room Enclosed shower cubicle, low level flush w.c., bidet, inset wash hand basin, double glazed window.

Bedroom Two 14' 11" x 10' 8" (4.55m x 3.25m) Radiator, double glazed window.

Bathroom Panelled bath, pedestal wash hand basin, low level flush w.c.

Outside

Gardens and Parking Double wooden gates leading to parking area, mature gardens to all sides of the property, paved terraced area, screened by mature trees and shrubs.

EPC Rating: Band D.



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