



Halfpenny House

6 Snapes Road | Storrington | RH20 3NU

An attractive three/four bedroom semi-detached home, having been extended and refurbished to a high standard by its current owners and located on this popular development within 3/4 of a mile of the village centre. Accommodation comprises: ground floor cloakroom, sitting room/dining room with feature fireplace, re-fitted open plan kitchen/breakfast room/conservatory, utility room and family bathroom. Outside, there is extension driveway parking for several vehicles and a feature south west garden and terrace.

Entrance Part double glazed front door to:

Entrance Hall Solid oak flooring with underfloor heating.

Ground Floor Cloakroom Low level flush w.c., inset wash hand basin, cupboard housing electric meters.

Family Room/Office/Bedroom Four 16' 3" x 8' 0" (4.95m x 2.44m)
Radiator, double glazed windows, concealed spot lighting, built-in shelving with louvered storage cupboard.

Sitting Room/Dining Room 21' 6" x 10' 3" (6.55m x 3.12m) Solid oak flooring, feature cast iron coal effect fireplace with oak surround and black granite hearth, radiator, double glazed windows.

Open Plan Kitchen/Breakfast Room/Conservatory 15' 9" x 9' 6" (4.8m x 2.9m) Range of solid wood working surfaces with groove drainer, swan neck chrome mixer tap with Butler sink, built-in storage drawers with solid wood surfaces, recessed area for Aga, pull-out waste bin, French doors to terrace and gardens.

Utility Room 9' 9" x 8' 2" (2.97m x 2.49m) Range of floor to ceiling built-in storage cupboards with pull-out rack and built-in shelving, recessed area suitable for American style fridge/freezer, integrated washing machine, integrated dishwasher, wood block working surface, double glazed window.

Stairs to:

First Floor Landing Access to loft space.

Bedroom One 13' 5" x 8' 1" (4.09m x 2.46m) Range of built-in bedroom furniture with built-in wardrobes, radiator, double glazed sash window.

Bedroom Two 10' 8" x 10' 3" (3.25m x 3.12m) Range of built-in bedroom furniture with built-in wardrobes, radiator, double glazed sash window..

Bedroom Three 8' 1" x 7' 11" (2.46m x 2.41m) Range of built-in bedroom furniture with built-in wardrobes, radiator, double glazed window.

Bathroom Inset Jacuzzi bath with central taps and power jets, large walk-in double shower with overhead soaker and separate shower attachment, wash hand basin with monobloc tap, push flow w.c., heated chrome towel rail, tiled flooring with underfloor heating.

Outside

Parking Off road parking area for several vehicles, outside EV charger, built-in storage cupboard with gas meter. Hot and cold water taps.

Rear Garden South aspect with large stone terrace, trellis archway leading to further section of garden with astro turf and rosary, outside power supply, timber summerhouse, screened by fence panelling, outside water tap, outside raised rear seating area and water feature. Side gate.

EPC Rating: Band C.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowleronline.co.uk

storrington@fowleronline.co.uk

01903 745844



Snapes Road, Storrington, Pulborough, RH20

Approximate Area = 1098 sq ft / 102 sq m
For identification only - Not to scale



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.