



Fleur de Sel | Manleys Hill | Storrington | West Sussex | RH20 4BT

 **FOWLERS**
ESTATE AGENTS



Fleur de Sel

Manleys Hill | Storrington | West Sussex | RH20 4BT

£455,000

A charming three bedroom period cottage conveniently located close to the village centre. Internally, the property offers deceptively spacious accommodation with a superb open plan sitting room/dining/kitchen arrangement with integrated appliances and quartz working surfaces and sets of French doors leading onto the garden. Upstairs, there are three good sized bedrooms with en-suite to the main bedroom and a Jack and Jill bathroom with bedroom two. Outside, there are beautifully landscaped south facing gardens and terrace and to the front there are two allocated parking spaces.

- Charming period Cottage
- Close to village centre
- Deceptively spacious accommodation
- Three Bedrooms
- Superb open plan Sitting/Dining Room
- Kitchen area with breakfast bar
- Integrated appliances
- Ground Floor Cloakroom
- Oak and glass Galleried landing
- Main Bedroom with En-suite
- Jack & Jill Shower Room to Bed 2
- Built-in Wardrobe Cupboards
- Extending to 1278 sqft
- Beautiful Landscaped south aspect gardens
- Two Allocated Parking Spaces
- Viewing Recommended

Entrance uPVC double glazed stable door leading to:

Entrance Hall Radiator, built-in storage cupboard with exposed feature oak beams.

Ground Floor Cloakroom Low level flush w.c., inset wash hand basin with toiletries cupboards under.

Open Plan Sitting Room/Dining Room/Kitchen Area 28' 1 maximum" x 20' 4 maximum" (8.56m x 6.2m)

Sitting Room/Dining Room Area Sky light and French doors leading to terrace and gardens.

Kitchen Area Extensive range of wall and base units with quartz working surfaces, inset one and a half bowl single drainer sink unit with groove drainer, four ring electric hob with extractor over, integrated 'Bosch' fan assisted oven and separate microwave, recessed area suitable for housing American style fridge/freezer, integrated dishwasher, fitted peninsula breakfast bar with under-seating

and downlighting, additional door leading to garden, concealed spot lighting, built-in storage cupboard housing washing machine.

Stairs to:

Oak and Glass Galleried Split-Level Landing Sky lantern above, radiator, built-in storage cupboard.

Bedroom One 12' 0 maximum" x 11' 0 maximum" (3.66m x 3.35m) Built-in wardrobe cupboards and bedroom furniture, double glazed window, radiator, door leading to:

En-Suite Shower Room Double enclosed shower with glass and chrome screen with fitted independent shower unit, inset wash hand basin with toiletries cupboards under, push flow w.c., part tiled walls.

Bedroom Two 11' 0 maximum" x 10' 4 maximum" (3.35m x 3.15m) Radiator, double glazed window, access to loft space, door leading to:

Jack and Jill En-Suite Shower Room Walk-in shower with fitted shower attachment, low level flush w.c., wall-mounted wash hand basin with toiletries cupboards under, part tiled walls.

Bedroom Three 11' 6" x 8' 7" (3.51m x 2.62m) Radiator, double glazed windows, access to loft space.

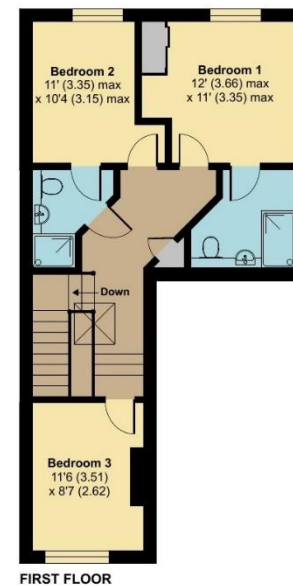
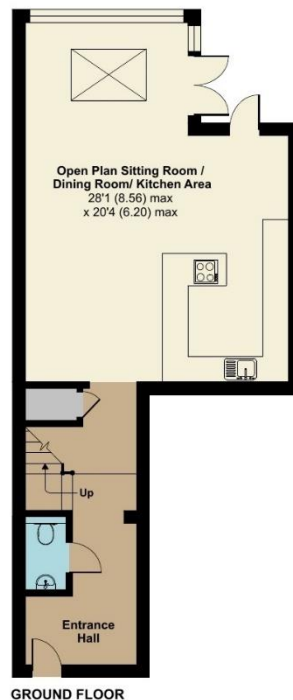
Outside

Front Garden Allocated parking spaces for two vehicles.

Rear Garden South aspect, large paved terraced area, raised landscaped flower beds, steps up to further paved section of garden housing timber summerhouse with power and lighting, outside power supply, water tap.

EPC Rating: Band C.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Fowlers Estate Agents. REF: 1301185

Manleys Hill, Storrington, Pulborough, RH20

Approximate Area = 1278 sq ft / 118.7 sq m

For identification only - Not to scale



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

Managing Director:
Marcel Hoad



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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.

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