



April Cottage

15 Amberley Road | Storrington | RH20 4JE

A charming terraced cottage located close to the village centre with accommodation comprising: open plan sitting room/dining room with feature cast iron wood burner, open plan kitchen with solid wood working surfaces and integrated oven and hob, ground floor bathroom, two first floor double bedrooms. Outside, there is a south westerly cottage style rear garden with an allocated parking space close by in Amberley Close.

Entrance Part glazed door to:

Entrance Porch Double glazed door to:

Open Plan Sitting Room/Dining Room/Kitchen 35' 6 maximum" x 12' 3 maximum" (10.82m x 3.73m)

Sitting Room Area Feature cast iron wood burning stove with brick surround and slate hearth, double glazed window, built-in shelving, exposed oak beam.

Dining Area Radiator.

Open Plan Kitchen Solid wood block working surfaces, inset Butler sink with mixer tap, space and plumbing for washing machine, built-in fan assisted 'NEFF' oven and four ring hob, stable door leading to patio and gardens.

Ground Floor Bathroom Inset bath, pedestal wash hand basin, low level flush w.c., radiator, double glazed window.

Stairs to:

First Floor Landing

Bedroom One 12' 5" x 11' 3" (3.78m x 3.43m) Radiator, double glazed windows.

Bedroom Two 12' 0 maximum" x 9' 10 minimum" (3.66m x 3m) Radiator, double glazed window, built-in wardrobe cupboards, access to loft space housing boiler.

Outside

Front Garden Partially screened by hedging with bin store.

Rear Garden South easterly aspect with paved patio area, cottage style gardens, screened by hedging and fence panelling, raised flower beds.

Allocated Parking Space Accessed close-by in Amberley Close.

EPC Rating: Band D.



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