



2 St. Johns

Fern Road | Storrington | West Sussex | RH20 4LW

A two bedroom semi-detached home located within this highly sought after road close to the village centre. Internal accommodation comprises: sitting room, dining room, ground floor cloakroom, two double bedrooms, study and family bathroom. Outside, there is a secluded front garden, south westerly rear garden and terrace with off-road parking area.

Entrance Double glazed front door to:

Entrance Hall Radiator, understairs storage cupboard.

Ground Floor Cloakroom Love level flush w.c., wall-mounted wash hand basin, radiator.

Sitting Room 13' 3" x 11' 5" (4.04m x 3.48m) Double glazed windows, radiator, archway through to:

Dining Room 8' 4" x 7' 9" (2.54m x 2.36m) Double glazed French doors leading to terrace and gardens.

Kitchen 11' 4 maximum" x 8' 3 maximum" (3.45m x 2.51m) Range of wall and base units with working surfaces and one and half bowl single drainer sink unit with mixer tap and groove drainer, space and plumbing for washing machine, recessed area suitable for housing fridge/freezer, wall-mounted combination boiler, space and plumbing for dishwasher, serving hatch through to dining room, double glazed window overlooking gardens to the rear.

Stairs to:

First Floor Landing Radiator.

Bedroom One 11' 4" x 11' 1" (3.45m x 3.38m) Radiator, double glazed windows.

Bedroom Two 11' 0" x 8' 2" (3.35m x 2.49m) Radiator, double glazed windows, access to loft space.

Study 8' 0 maximum" x 7' 11 maximum" (2.44m x 2.41m) Radiator, double glazed windows.

Bathroom Panelled bath with folding glass and chrome screen with fitted shower attachment, push flow w.c., radiator, extractor fan, double glazed windows, part tiled walls.

Outside

Front Garden Tarmac driveway for two vehicles, leading to panelled fence with door to section of garden with walkway leading to front door with further section of garden, screened by fence panelling, mainly laid to lawn.

Directions 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:

<https://what3words.com>

[///growth.greyhound.deflect](https://growth.greyhound.deflect)

EPC Rating: Band C.



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St. Johns, Fern Road, Storrington, Pulborough, RH20

Approximate Area = 798 sq ft / 74.1 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.
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