



8 Bell Close

Pulborough | West Sussex | RH20 1DH

An attractive two bedroom mid terrace home conveniently located within this sought after cul-de-sac position within easy distance of amenities and superstores and Pulborough mainline railway station. Internally the property is in excellent order. Features include: sitting room, dining room, kitchen with integrated appliances, ground floor cloakroom, en-suite to bedroom two and main bathroom. Outside, there is a delightful west facing rear garden and allocated parking.

Entrance Farm style door to:

Entrance Hall Radiator.

Ground Floor Cloakroom Low level flush w.c., part tiled walls, wall-mounted wash hand basin, radiator, double glazed window.

Sitting Room 17' 5" x 10' 4" (5.31m x 3.15m) Part glazed double doors leading from entrance hall, feature Limestone open fireplace, radiator, double glazed windows, concealed spot lighting, understairs storage cupboard, archway through to:

Dining Room 9' 6" x 7' 0" (2.9m x 2.13m) Radiator, concealed spot lighting, uPVC French doors leading to terrace and garden.

Kitchen 8' 7" x 6' 1" (2.62m x 1.85m) Extensive range of wall and base units with 'Bosch' integrated fan assisted oven and grill, four ring inset gas hob with extractor over, integrated fridge/freezer, space and plumbing for washing machine, one and a half bowl single drainer stainless steel sink unit, part tiled walls, wall-mounted thermostat control for hot water and central heating, eye-level cupboards with pelmet lighting, double glazed windows overlooking garden, cupboard housing 'Potterton' wall-mounted boiler.

Stairs to:

First Floor Landing Access to loft space with fitted pull down loft ladder.

Bedroom One 10' 1" x 8' 8" (3.07m x 2.64m) Radiator, uPVC double glazed windows, TV point, built-in wardrobe cupboards, shelved linen cupboard housing factory insulated copper cylinder with fitted immersion, door to:

En-Suite Shower Room Fully enclosed cubicle with fitted independent 'Mira' independent shower unit, low level push flow w.c., wall-mounted wash hand basin, wall-mounted radiator, part tiled walls, shaver point, extractor fan, low level flush w.c.

Bedroom Two 11' 7" x 8' 9" (3.53m x 2.67m) Radiator, double glazed windows, built-in wardrobe cupboards.

Outside

Parking Allocated parking space and visitor parking.

Front Garden Attractive flower and shrub borders.

Rear Garden Westerly aspect, paved terrace, astro turf lawned area, flower and shrub borders, screened by trellising and fence panelling, timber summerhouse, rear access gate, outside power supply and water tap.

EPC Rating: Band C.



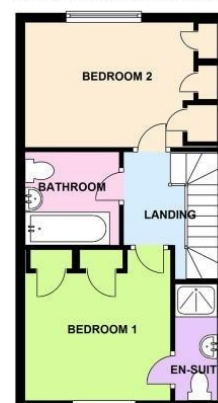
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GROUND FLOOR
APPROX. 32.7 SQ. METRES (352.0 SQ. FEET)



FIRST FLOOR
APPROX. 32.8 SQ. METRES (353.5 SQ. FEET)



TOTAL AREA: APPROX. 65.5 SQ. METRES (705.5 SQ. FEET)

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.