



22 Swan Close

Storrington | West Sussex | RH20 4DF

A two bedroom end of terrace property occupying this corner plot position set within this cul-de-sac location close to the village centre. Internally the accommodation comprises: sitting room/dining room, re-fitted kitchen area with integrated appliances, refitted bathroom, oak style flooring. Outside there are south westerly facing gardens with a garage in a small nearby block.

Entrance Front door to:

Open Plan Living Room/Dining Room 17' 5" x 13' 8" (5.31m x 4.17m) Oak style flooring, uPVC double glazed windows, concealed spot lighting, understairs storage cupboard, radiator, wall-mounted control for central heating.

Kitchen Area 7' 10" x 7' 2" (2.39m x 2.18m) Range of wall and base units with granite style working surfaces, inset stainless steel single drainer sink unit, built-in washing machine and dishwasher, further eye-level cupboards, built-in fridge, double glazed windows, inset four ring 'Bosch' gas hob with extractor hood over, built-in fan assisted electric oven and grill.

Stairs to:

First Floor Landing Access to loft space, shelved linen cupboard housing boiler.

Bedroom One 13' 5" x 8' 10" (4.09m x 2.69m) Radiator, uPVC double glazed windows.

Bedroom Two 9' 0" x 8' 4" (2.74m x 2.54m) uPVC double glazed windows, radiator.

Bathroom Panelled bath with fitted separate shower attachment, pedestal wash hand basin, low level flush w.c., heated chrome towel rail.

Outside

Garage In nearby block.

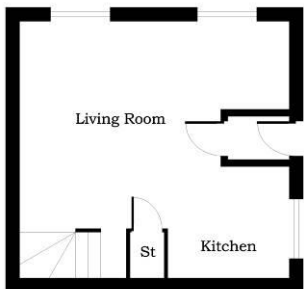
Rear Garden South westerly facing gardens on a corner plot position.

Agents Note: The current owners had obtained planning permission in 2014 for a 3rd bedroom/two storey extension but this has expired (Application Number: DC/14/0438). This could be looked into again subject to contacting Horsham District Council. Documents are available on our website.

EPC Rating: Band D.



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GROUND FLOOR



FIRST FLOOR



22 SWAN CLOSE, STORRINGTON
Whilst every attempt has been made to ensure the accuracy of the floor plans, distances of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale. This plan has been produced by JTM Design on behalf of Fowlers Estate Agents.

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