



Padora, Niblets, Hayes Lane, Slinfold, RH13 0SA





Padora, Niblett's,

Hayes Lane | Hayes Lane | West Sussex | RH13 0SA

£700,000

Padora is a very spacious and adaptable detached property situated literally in the heart of this sought after village with centrally located village amenities including shop, public house and cricket green very close at hand. The property has generous ground floor accommodation with several of the bedrooms being able to be used as reception rooms should it be preferred. There is also a turning staircase from the reception hall giving access to a large first floor bedroom. The property benefits from gas fired heating to radiators and double-glazed windows. To the outside there are pleasant gardens and the rear garden has open outlook over the neighbouring countryside. To the front of the property is a drive which provides parking and this leads to the garage. The property is offered for sale with no onward chain.



Reception Hall

Radiator, turning staircase to first floor with ornate wooden balustrade and understairs cupboard.

Cloakroom

W.C., wash hand basin, radiator.

Living Room

A bright room having a double aspect with double glazed double opening doors leading to outside, further double glazed windows, skirting board radiators, fireplace with open grate and raised hearth, fitted shelving.



Dining Room

Double aspect with double glazed windows, radiator & wooden floor..

Kitchen/Breakfast Room

Comprising: wooden worksurface with inset single drainer stainless steel sink unit with mixer tap having base cupboards and drawers under, space for dishwasher currently housing a free standing fridge, integrated four ring ceramic hob with storage cupboards under, cooker unit housing double oven with storage above and below, further worksurface with base cupboards under, shelved larder unit, range of matching eye-level units, radiator, three double glazed windows, door to outside.

be removed if required. Tiled floor, radiator, double glazed window.

Inner Hall

Access to roof space via pull down ladder which we understand to be part boarded with skylight window.



Study/Bedroom Four

Located off the reception hall, radiator, and double glazed window.

Bedroom One

Double aspect, double glazed door leading to outside, additional double glazed window, radiator.

Bedroom Two

Radiator, double glazed window, recessed shelving unit is partially set into an existing shower enclosure (currently not in use).

Bedroom Three

Double glazed window, radiator.

Shower Room

Part tiled walls and comprising: large shower cubicle with mixer shower, vanity unit with inset wash hand basin and mixer tap and display shelving to side, w.c., electric wall-mounted heater, skylight window, airing cupboard housing hot water tank, radiator/heated towel rail.

Utility Room

Located opposite the kitchen and housing a gas fired boiler, tiled worksurface with inset sink unit having space and plumbing for domestic appliances beneath, radiator, quarry tiled floor.

First Floor Landing

Skylight window, two store rooms, one with a radiator.

First Floor Bedroom

A generous sized room with a picture window giving an aspect to the side plus an additional skylight window, radiator, skelings.

Outside

Access to Padora is via the entrance to a small exclusive residential development called Nibletts Yard.

Private Drive.

The drive area immediately in front of the garage provides parking for two vehicles.

Garage

Electrically operated up and over door, power and light, double glazed windows, further door at the rear.

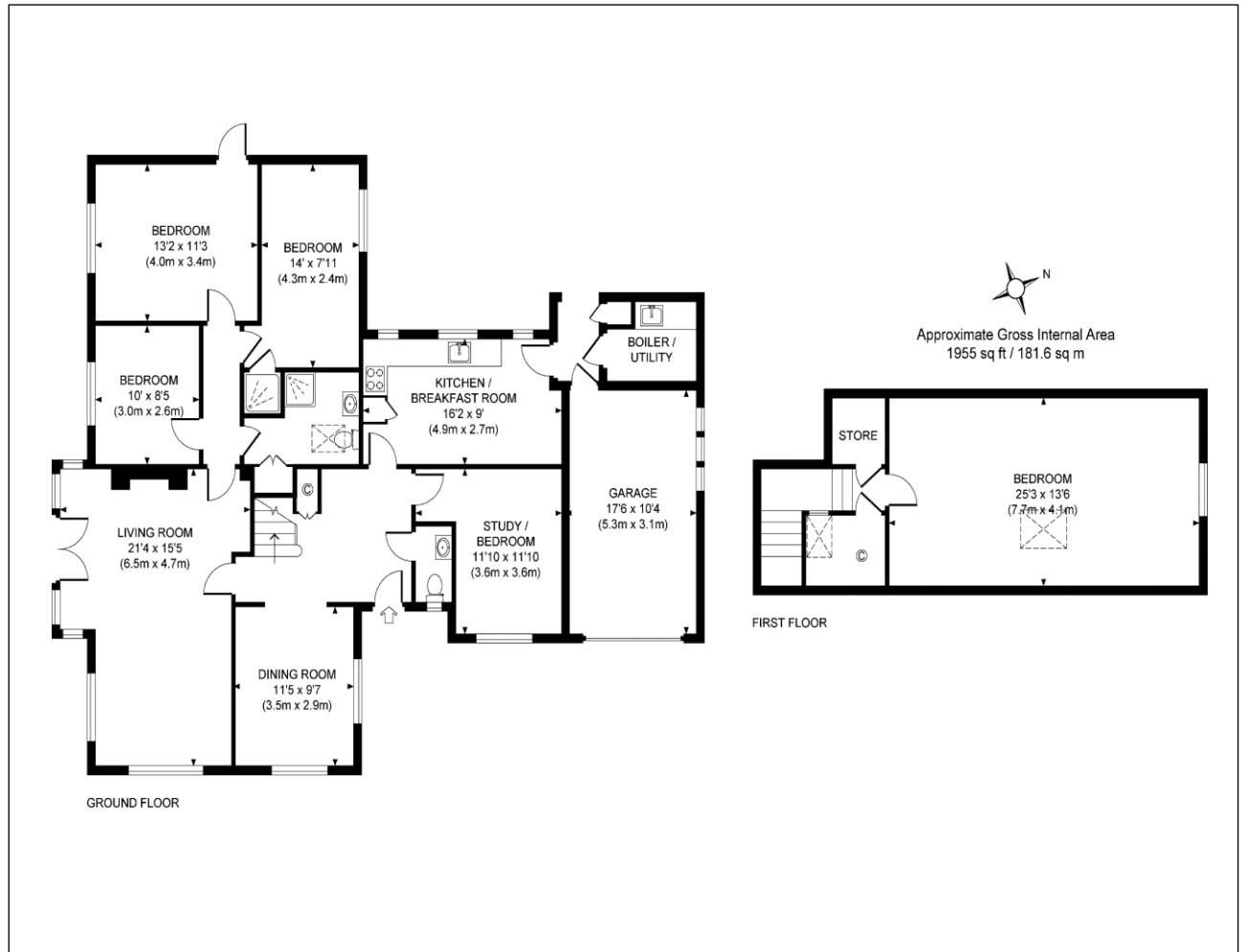
Gardens

To the front of the property is a garden which consists of an area of lawn with shaped edges and a crazy paved path running alongside Padora with well stocked flower and shrub borders. The wide crazy paved path continues along the side of the property passing the living room and leading towards the:

Rear Garden

The rear garden has an open outlook over neighbouring countryside and consists of a good sized area of lawn with a crazy paved path and terrace adjacent the property.

EPC RATING=D
COUNCIL TAX = F



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



Managing Director:
Marcel Hoad

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