



## 31 West Street

Storrington | West Sussex | RH20 4DZ

A terrace commercial property on three floors with accommodation extending to 2017sqft with possible conversion to residential use (subject to usual planning consents). Accommodation comprises: three ground floor office areas, first floor kitchen and separate wc with two second floor offices. Outside, there is extensive parking to the rear for several vehicles.

**Entrance** Double glazed front door to:

**Reception Room** 16' 10 into bay" x 12' 5 maximum" (5.13m x 3.78m) Wall-mounted electric heater, air conditioning unit.

**Inner Hallway** Steps leading down to:

**Basement** 16' 5" x 16' 5" (5m x 5m)

**Reception Hall** 16' 3" x 13' 11" (4.95m x 4.24m) Double glazed door leading to rear access and steps up to rear parking area, door adjoining to:

**Sun Room/Office** 13' 9" x 11' 4" (4.19m x 3.45m) Semi- vaulted pine ceiling, wall-mounted air conditioning unit, door to side access.

**Stairs to:**

**First Floor** Accessed via side hallway entrance.

**Kitchen/Breakfast Room** 10' 11" x 9' 4" (3.33m x 2.84m) Inset single drainer sink, working surfaces with wall-mounted high level cupboards.

**Cloakroom** Low level flush w.c., pedestal wash hand basin.

**Stairs to:**

**Second Floor**

**Office Room One** 16' 6" x 14' 5" (5.03m x 4.39m) Double glazed window, night storage heater, wall-mounted air conditioning unit.

**Office Room Two** 17' 0 maximum" x 16' 5 maximum" (5.18m x 5m) Wall-mounted entry phone system, wall-mounted night storage unit, air conditioning unit.

**Outside**

**Rear Garden** Access provided from Rectory Walk with extensive gravelled parking area for several vehicles.

**EPC Rating:** Band D.



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