



34b Meadowside

Storrington | West Sussex | RH20 4EG

A three bedroom semi-detached family home conveniently located close to the village centre. Internal accommodation comprises: sitting room/dining room, uPVC conservatory, ground floor cloakroom/utility room, kitchen with built-in appliances and a family shower room. Outside, there is driveway parking to the front leading to an attached garage. The south aspect garden is a feature of the property. No forward chain.

Entrance uPVC double glazed front door to:

Entrance Hall Radiator, understairs storage cupboard housing gas and electric meters.

Ground Floor Cloakroom/Utility Room Space and plumbing for washing machine, low level flush w.c., wall-mounted wash hand basin, radiator.

Sitting Room/Dining Room 21' 4" x 12' 9" (6.5m x 3.89m) Double glazed windows, two radiators, feature coal effect gas fire with stone surround, hearth and mantel over, sliding double door leading to to:

Upvc Conservatory 12' 10" x 8' 4" (3.91m x 2.54m) Doors leading to rear garden.

Kitchen 9' 11" x 8' 4" (3.02m x 2.54m) Range of wall and base units, one and a half bowl single drainer sink unit, range of working surfaces, cupboard housing built-in fan assisted electric oven and four ring hob with extractor over, double glazed window overlooking rear garden, radiator, double glazed door leading to covered lean-to.

Stairs to:

First Floor Landing Access to loft space, built-in wardrobe cupboards, radiator, double glazed windows with views towards the South Downs.

Bedroom One 12' 0" x 11' 2" (3.66m x 3.4m) Double glazed windows, radiator, built-in wardrobe cupboards.

Bedroom Two 12' 8 maximum" x 9' 3" (3.86m x 2.82m) Radiator, double glazed windows, built-in wardrobe cupboards.

Bedroom Three 9' 11" x 8' 4" (3.02m x 2.54m) Radiator, double glazed windows.

Family Shower Room Walk-in double shower with fitted independent shower unit, push flow w.c., inset wash hand basin with toiletries cupboards under, shelved linen cupboard, wall-mounted 'Worcester' boiler.

Outside

Parking Off-road parking leading to:

Attached Single Garage 16' 5" x 8' 2" (5m x 2.49m) Metal up and over door, power and light.

Covered Lean-to Area Brick built storage room measuring 8'6 x 5'3 and adjoining garage.

Rear Garden Generous sized rear garden being a feature of the property and south aspect with paved terrace, lawned area, screened by fence panelling with mature trees and shrubs.

EPC Rating: Band D.



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Meadowside, Storrington, Pulborough, RH20

Approximate Area = 1103 sq ft / 102.4 sq m (exclude lean-to)
Garage = 143 sq ft / 13.2 sq m
Outbuilding = 43 sq ft / 3.9 sq m
Total = 1289 sq ft / 119.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. ©Hickson 2020. Produced for Fowlers Estate Agents. REF: 1486717

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