



28 Swan Close

Storrington | West Sussex | RH20 4DF

Situated within easy distance to the village is this three bedroom end of terrace house. The accommodation comprises: ground floor cloakroom, open plan sitting room/dining room and a separate study/reception room (which could be used as a bedroom), kitchen with fan assisted electric oven. To the first floor there are the three bedrooms and a family bathroom. Outside, the rear garden is west aspect and a tarmac driveway area to the front provides off-road parking. The garage is currently used as storage.

Entrance Double glazed front door to:

Enclosed Entrance Porch Radiator.

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

Open Plan Sitting Room/Dining Room 25' 8" x 13' 0" narrowing to 8'4" in the Dining Area" (7.82m x 3.96m) Radiator, double glazed window, wall-mounted thermostat control for central heating, walk-in storage cupboard.

Dining Area Sliding double glazed French doors leading to garden, door leading to:

Study/Reception Room 9' 7" x 8' 3" (2.92m x 2.51m) Double glazed window, formerly rear section of garage.

Kitchen 11' 4" x 7' 10" (3.45m x 2.39m) Range of wall and base units with stainless steel single drainer sink unit, fan assisted electric oven with four ring gas hob with extractor over, range of eye-level cupboards, 'Worcester' gas boiler, space and plumbing for washing machine, radiator, understairs shelved storage cupboard.

Stairs to:

First Floor Landing Access to loft space, cupboard housing pressurised cylinder.

Bedroom One 13' 2" x 8' 9" (4.01m x 2.67m) Radiator, double glazed windows, built-in wardrobe cupboards.

Bedroom Two 10' 0" x 8' 9" (3.05m x 2.67m) Radiator, double glazed windows, built-in louvered wardrobe cupboards.

Bedroom Three 10' 3" x 7' 5" (3.12m x 2.26m) Radiator, double glazed windows, built-in storage cupboard.

Family Bathroom Panelled bath, fitted shower attachment with folding glass and chrome screen with overhead soaker and separate shower, low level flush w.c., wall-mounted wash hand basin, fully tiled walls, heated chrome towel rail, tiled flooring.

Outside

Front Garden Tarmac driveway parking area.

Rear Garden West aspect, fully enclosed by fence panelling with small paved terraced area, mainly laid to lawn.

Garage Currently used as storage with up and over door.

EPC Rating: Band D.



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Ground Floor
Approx. 94.5 sq. metres (987.1 sq. feet)



First Floor
Approx. 38.9 sq. metres (419.2 sq. feet)



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