



2 Hurst Cottages

Crossgates | Amberley | West Sussex | BN18 9NP

A two bedroom semi-detached bungalow occupying this superb location in Amberley village, with superb views across the Wildbrooks and towards the South Downs. Internal accommodation comprises: sitting room, dining room, uPVC conservatory, kitchen and two double bedrooms. Outside, there is off-road parking and south aspect rear garden. No forward chain.

Entrance uPVC front door to:

Entrance Hall Wall-mounted electric radiator, shelved linen cupboard.

Sitting Room 16' 0" x 11' 9" (4.88m x 3.58m) Wall-mounted electric heater, open fireplace with stone surround and mantel over and recessed display alcove for built-in shelving, wall-mounted electric heater, double glazed French doors leading to:

Conservatory Of brick and uPVC construction.

Dining Room/Reception Room 7' 11" x 7' 3" (2.41m x 2.21m) Accessed by alcove off sitting room, double glazed windows.

Kitchen/Breakfast Room 15' 3" x 9' 3" (4.65m x 2.82m) Range of pine units, working surfaces, inset one and a half bowl single drainer stainless steel sink unit, inset four ring electric hob, integrated fridge/freezer, Rayburn oven, space and plumbing for washing machine, integrated stainless steel fan assisted oven and separate grill, walk-in shelved larder cupboard, built-in shelved storage cupboard, uPVC double glazed door to side access, double glazed windows with delightful outlook over the RSPB Pulborough Wildbrooks.

Bedroom One 13' 5" x 11' 10 maximum" (4.09m x 3.61m) Built-in wardrobe cupboards and bedroom furniture, double glazed window with delightful outlook towards the South Downs and Amberley Mount, wall-mounted electric radiator.

Bedroom Two 10' 8" x 10' 4" (3.25m x 3.15m) Built-in bedroom furniture, radiator, double glazed window, inset sink with vanity wash unit, outlook towards the RSPB Pulborough Wildbrooks.

Shower Room Walk-in double shower with fitted independent shower unit, inset wash hand basin with toiletries cupboards under, low level push flow w.c., fully tiled walls, double glazed windows.

Outside

Front Garden Mainly laid to lawn with off-road parking area, side access leading to:

South Aspect Rear Garden Being a feature of the property with large paved terraced area, shaped lawn area, timber garden shed, ornamental pond, delightful view towards the South Downs and Amberley Mount.

Directions 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:
<https://what3words.com///quits.forecast.blacked>

EPC Rating: Band E.



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Hurst Cottages, Crossgates, Amberley, Arundel, BN18

Approximate Area = 969 sq ft / 90 sq m
For identification only - Not to scale



GROUND FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced for Fowlers Estate Agents. REF: 1410368. © Amberley 2020.

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