

Beechcroft | Hurston Lane | Storrington | West Sussex | RH20 4HH

FOWLERS
ESTATE AGENTS







Beechcroft

Hurston Lane | Storrington | West Sussex | RH20 4HH

£800,000

An attractive four bedroom family home set in this exclusive cul-de-sac just off this country lane on the fringes of Storrington within 1/2 mile of the village centre. Accommodation extends to 2203sqft comprising: dual aspect sitting room, dining room, study, kitchen/breakfast room, en-suite to main bedroom and a family bathroom. Outside, there is driveway parking leading to an attached double garage and there is an attractive rear garden with a large paved terrace.

- Individual Family Home
- Exclusive cul-de-sac Position
- Four good sized Bedrooms
- No forward chain
- Dual aspect Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Study
- Gas central heating
- Double glazed windows
- En-suite to Main Bedroom
- Family Bathroom
- Attractive gardens
- Driveway Parking
- Attached Double Garage
- Within ½ mile of the village centre

Entrance Double glazed front door to:

Entrance Hall Radiator, built-in cloaks cupboard.

Dual Aspect Sitting Room 18' 5" x 13' 9" (5.61m x 4.19m) Leaded light double glazed windows, feature fitted coal effect gas fire with marble hearth and inset with carved wood surround, part glazed double doors leading to:

Dining Room 13' 9" x 10' 6" (4.19m x 3.2m) Radiator, sliding double glazed patio doors leading to rear garden.

Kitchen 14' 1" x 13' 5" (4.29m x 4.09m) Range of oak style units with inset one and a half bowl stainless steel single drainer sink unit, integrated fan assisted 'Hotpoint' oven and separate grill, dresser with crockery display units with drawers and cupboards under, space and plumbing for dishwasher, central island with inset four ring gas hob with extractor canopy over, archway through to:

Breakfast Room 11' 6" x 11' 6" (3.51m x 3.51m) Radiator, built-in working surfaces with storage cupboards under, sliding double glazed doors leading to patio and rear garden, door accessing double garage.

Study 11' 2" x 7' 7" (3.4m x 2.31m) Leaded light double glazed windows.

Ground Floor Shower Room Fully enclosed shower cubicle with fitted independent shower unit, push flow w.c., inset wash hand basin, fully tiled walls.

Stairs to:

First Floor Landing Access to loft space, shelved linen cupboard with hot water cylinder.

Main Bedroom 15' 1" x 13' 9" (4.6m x 4.19m) Partial views towards the South Downs, dual aspect leaded light double glazed windows, built-in bedroom furniture and wardrobe cupboards, door leading to:

En-Suite Bathroom Corner bath, bidet, inset wash hand basin, w.c., double glazed windows, extractor fan, enclosed separate shower cubicle with fitted independent shower unit.

Bedroom Two 14' 5" x 11' 2" (4.39m x 3.4m) Radiator, leaded light double glazed windows.

Bedroom Three 14' 1" x 11' 10" (4.29m x 3.61m) Radiator, double glazed windows.

Bedroom Four 13' 9" x 9' 2" (4.19m x 2.79m) Radiator, double glazed windows, built-in sliding mirrored wardrobe cupboards.

Family Bathroom Inset bath with shower attachment, inset wash hand basin, w.c., shaver and light point, fully tiled walls.

Outside

Front Garden Tarmac driveway parking for several vehicles, outside street lamp, shaped lawned area, leading to:

Attached Double Garage 20' 0" x 18' 5" (6.1m x 5.61m) Twin up and over doors, power and light, wall-mounted boiler.

Rear Garden Large paved terraced area, further lawned section of garden screened by hedging.

EPC Rating: Band C.

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
///potential.cotton.unit







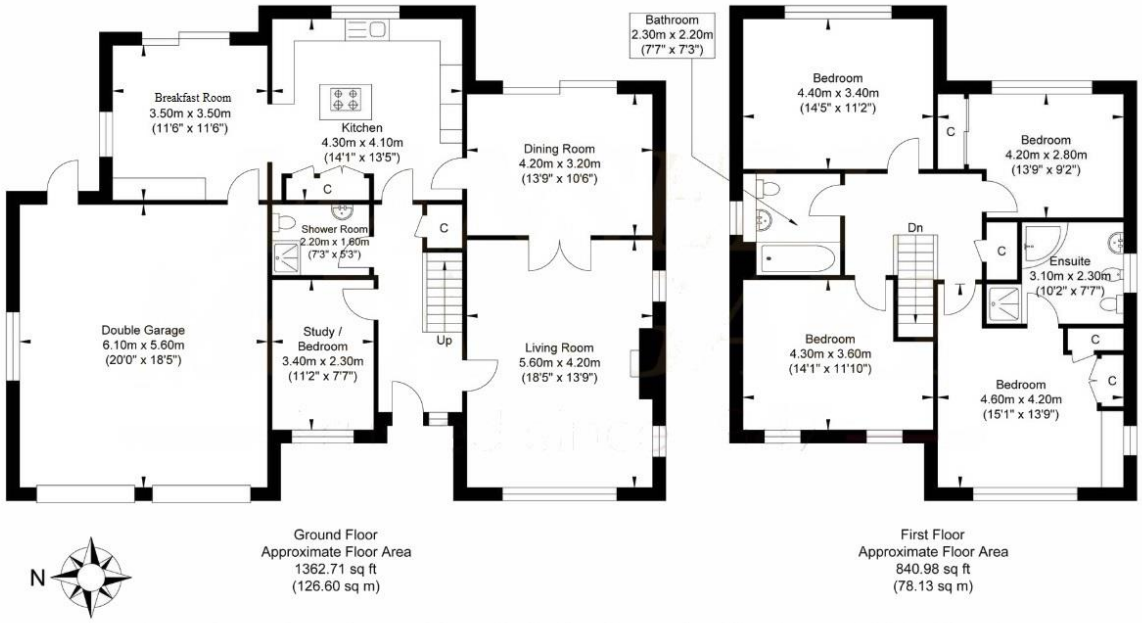








Hurston Lane



Approximate Gross Internal Area (Including Garage) = 204.73 sq m / 2203.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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



Managing Director:
Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.
5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.

F294 Printed by Ravensworth 01670 713330