



20 Ravenscroft

Storrington | West Sussex | RH20 4EH

A three bedroom end of terrace family home conveniently located within a 1/4 of a mile of the village centre. Internal accommodation comprises: sitting room/dining room, kitchen/breakfast room, uPVC conservatory and family bathroom. Outside, there is driveway parking to the front and side with a larger than average detached garage in the rear section of garden with a raised decked terrace and lawned area screened by hedging.

Entrance Double glazed front door to:

Entrance Hall Radiator, door to:

Sitting/Dining Room 22' 6" x 12' 1 maximum" (6.86m x 3.68m) Dual aspect room with two radiators, feature coal fitted gas fire with tiled hearth and mantel over.

Kitchen/Breakfast Room 17' 2" x 10' 9 maximum" (5.23m x 3.28m) Range of oak style units, built-in fan assisted electric oven, separate grill and four ring gas hob, single drainer sink unit with mixer tap, double glazed windows, understairs storage cupboard, stable door leading to:

Conservatory 14' 8" x 7' 7" (4.47m x 2.31m) Radiator, sliding double doors leading to rear garden.

Stairs to:

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

Bedroom One 15' 5" x 10' 4" (4.7m x 3.15m) Radiator, built-in sliding wardrobe cupboards, double glazed windows.

Bedroom Two 13' 9 maximum" x 10' 0 maximum" (4.19m x 3.05m) Radiator, double glazed windows.

Bedroom Three 11' 1" x 6' 2" (3.38m x 1.88m) Radiator, double glazed windows.

Family Bathroom Inset bath with fitted shower attachment with overhead soaker, wall-mounted wash hand basin, w.c., radiator, part tiled walls.

Outside

Front Garden Mainly laid to lawn, enclosed by hedging, brick paved driveway parking area for several vehicles, gate leading to:

Rear Garden Paved hard-standing area, raised decked area, further lawned area with flower and shrub borders, screened by hedging, rear access gate.

Larger than Average Detached Garage 19' 8" x 10' 5" (5.99m x 3.18m) Roller door, power and light, outside water tap.

EPC Rating: Band C.



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



Ravenscroft, Storrington, Pulborough, RH20

Approximate Area = 1060 sq ft / 98.4 sq m
Garage = 205 sq ft / 19 sq m
Total = 1265 sq ft / 117.4 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. Produced for Fowlers Estate Agents REF: 1300488. © Fowleronline 2020.

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.