



17 Timberlands

Storrington | West Sussex | RH20 3NF

A three bedroom end of terrace home occupying this larger than average plot, located within this quiet cul-de-sac close to the village centre. Internally, the property is very well presented with accommodation comprising: open plan sitting room/dining room, re-fitted kitchen with Rayburn oven, re-fitted bathroom and shower. Outside, there are attractive well-kept gardens with communal parking and a single garage in nearby block.

Entrance Part glazed front door to:

Entrance Hall Parquet wood block flooring, radiator.

Ground Floor Cloakroom WC, wall-mounted wash hand basin.

Sitting Room/Dining Room 26' 11 maximum" x 16' 0 maximum" (8.2m x 4.88m)

Sitting Room Area Radiator, double glazed windows, feature fire surround with marble hearth, understairs storage cupboard, parquet flooring, archway through to:

Dining Room Area Radiator, double glazed windows and casement door to rear garden, sliding part glazed door to:

Kitchen 11' 0" x 7' 0" (3.35m x 2.13m) Range of wall and base units, Butler sink and swan neck brass mixer tap, Rayburn oven, recessed area suitable for housing fridge/freezer, space and plumbing for washing machine and dishwasher, double glazed windows with outlook over rear garden, cupboard housing boiler.

Stairs to:

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

Bedroom One 12' 5" x 9' 3" (3.78m x 2.82m) Radiator, double glazed windows, built-in wardrobe cupboards.

Bedroom Two 12' 6 maximum" x 9' 9" (3.81m x 2.97m) Radiator, double glazed windows, built-in wardrobe cupboards.

Bedroom Three 8' 9" x 6' 5" (2.67m x 1.96m) Radiator, double glazed windows with views towards the South Downs.

Bathroom Re-fitted suite with panelled bath, wall-mounted electric shower, double glazed windows, w.c., pedestal wash hand basin, part tiled walls, heated chrome towel rail.

Outside

Front Garden Mainly laid to lawn, side access area, mature trees and shrubbery, timber garden shed, paved pathway leading to:

Rear Garden Shaped lawned area, attractive flower and shrub borders, raised paved patio, arbour seating area, enclosed by fence panelling, outside water tap.

Garage Situated in nearby block.

EPC Rating: Band C.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

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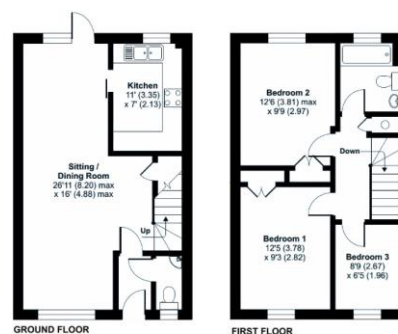
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17 Timberlands, Storrington, Pulborough, RH20 3NF

Approximate Area = 878 sq ft / 81.5 sq m
For identification only - Not to scale



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