



## 35 Crowhurst Crescent

Storrington | West Sussex | RH20 4QU

A two bedroom semi-detached house set in this quiet cul-de-sac location adjoining Riverside woodland walks close to the village centre. Internal accommodation comprises: ground floor cloakroom, kitchen with integrated oven and hob, open plan sitting room/dining room with French doors leading to garden, two double bedrooms with en-suite bathroom and shower room. Outside, there is a southerly walled rear garden offering a good degree to privacy. There is an allocated parking space. No forward chain.

**Entrance** uPVC double glazed front door to:

**Entrance Hall** Built-in cloaks and storage cupboard.

**Cloakroom** Low level flush w.c., inset wash hand basin with toiletries cupboards under, radiator, extractor fan.

**Sitting Room/Dining Room** 18' 0 maximum" x 12' 6 maximum" (5.49m x 3.81m) Fitted electric coal effect fireplace with surround, TV point, two radiators, understairs recessed area, double glazed French doors leading to garden.

**Kitchen** 9' 5" x 5' 9" (2.87m x 1.75m) Beech style wall and base units with laminate working surfaces, integrated stainless steel fan assisted oven and grill with four ring gas hob and extractor over, washing machine, dishwasher, one and half bowl single drainer sink unit, cupboard housing 'Potterton' boiler, part tiled walls, space for free-standing fridge/freezer.

**Stairs to:**

**First Floor Landing** Access to loft space.

**Bedroom One** 12' 7 maximum" x 11' 0 maximum" (3.84m x 3.35m) uPVC double glazed windows, radiator, telephone point, shelved linen cupboard housing pressurised cylinder, door to:

**En-Suite Shower Room** Walk-in shower with folding screen with fitted independent shower unit, w.c., inset wash hand basin with toiletries cupboards under, radiator, shaver point, extractor.

**Bedroom Two** 10' 8" x 8' 1" (3.25m x 2.46m) Radiator, double glazed windows, door to:

**En-Suite Bathroom** Shower attachment, inset wash hand basin, low level flush w.c., part tiled walls, double glazed window.

**Outside**

**Front Garden** Mainly laid to lawn, outside water tap.

**Walled Rear Garden** Paved patio, lawned area, enclosed by fence panelling and brick walling, side gate.

**Allocated Parking** There is an allocated parking space to the rear.

**EPC Rating:** Band C.

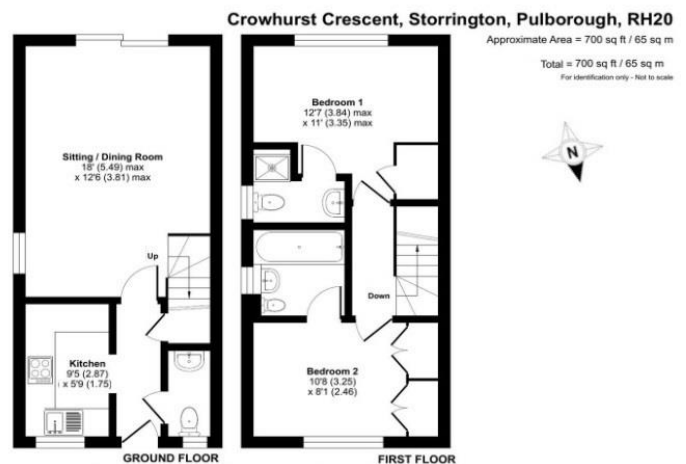


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