



## Lansdown

Fryern Road | Storrington | West Sussex | RH20 4NE

A three bedroom detached house located in this superb elevated position close to the village centre affording views across Storrington and towards the South Downs to the rear. Accommodation comprises: ground floor cloakroom, sitting room, dining room, kitchen, third reception room and family bathroom. Outside there is extensive parking to the front leading to an attached single garage. To the rear there are tiered gardens with paved areas enjoying delightful views and a southerly aspect. No forward chain.

uPVC Enclosed Entrance Porch Oak panelled door leading to:

Entrance Hall Radiator.

**Ground Floor Cloakroom** Low level flush w.c., wall-mounted wash hand basin, heated towel rail, double glazed window.

**Dining Room** 16' 7" into bay" x 11' 11" (5.05m x 3.63m) uPVC double glazed window bay, feature stone fire surround with open fire, radiator.

**Study/Family Room** 10' 1" x 8' 11" (3.07m x 2.72m) Accessed from hallway, radiator, uPVC double glazed windows, built-in wardrobe cupboards, door accessing garage.

**Sitting Room** 15' 10" into bay" x 14' 11" (4.83m x 4.55m) Feature fitted coal effect gas fire with surround and mantel over, two radiators, sliding double glazed doors leading to:

uPVC Conservatory 11' 10" x 8' 10" (3.61m x 2.69m) Outlook over gardens and towards the South Downs, door leading to gardens.

**Kitchen** 18' 4" maximum" x 7' 11" (5.59m x 2.41m) Range of light oak wall and base units with integrated 'AEC' fan assisted electric oven and grill, range of working surfaces with inset four ring gas hob, eye-level cupboards, fitted breakfast bar, built-in crockery display unit, inset one and a half bowl single drainer sink unit with mixer tap, dual aspect uPVC double glazed windows with outlook over gardens, radiator, stable door leading to:

**Utility Room** 6' 10" x 6' 8" (2.08m x 2.03m) Space and plumbing for washing machine and tumble dryer, wall-mounted 'Worcester' boiler, double glazed windows, large walk-in shelved storage cupboard, door to rear garden.

Stairs to:

Half Landing Steps up to:

Main Landing Area uPVC double glazed windows, radiator, large loft access, built-in storage cupboards.

**Bedroom One** 14' 0" x 11' 3" (4.27m x 3.43m) Built-in wardrobe cupboards and shelving, uPVC double glazed windows with delightful view across Storrington and towards the South Downs, radiator.

**Bedroom Two** 11' 11" x 11' 3" (3.63m x 3.43m) Radiator, uPVC double glazed windows, inset wash hand basin with toiletries cupboards under with overhead light.

**Bedroom Three** 12' 0" x 7' 11" (3.66m x 2.41m) Built-in sliding wardrobe cupboards, uPVC double glazed window and views towards the South Downs.

**Family Bathroom** 'P' shaped bath with fitted independent shower unit and folding glass screen, inset wash hand basin with toiletries cupboards under, low level flush w.c., radiator, heated chrome towel rail, fully tiled, uPVC double glazed windows, light point.

Outside

**Front Garden** Raised shaped rockery area with tarmac driveway with parking for several vehicles, leading to:

**Attached Garage** 20' 11" maximum" x 10' 8" maximum " (6.38m x 3.25m) Up and over door, overhead storage area, power and light.

**Rear Garden** South westerly facing, paved terraced areas, further tiered section of garden, timber shed, side access. The garden is a feature of the property offering stunning views across Storrington and towards the South Downs.

**Side Section of Garden** Greenhouse, timber garden shed.

EPC Rating: Band



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