



## 27 North Street

Storrington | West Sussex | RH20 4NZ

A three bedroom terrace cottage style home conveniently located within the heart of the village centre close to shops and amenities. Internally the property is presented in good order. Accommodation comprises: sitting room, dining room, kitchen, three first floor bedrooms, bathroom, south facing rear gardens and off road parking to the front. No forward chain.

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

**Entrance Hall** Radiator, door to:

**Dining Room** 11' 10" x 11' 8" (3.61m x 3.56m) Radiator, uPVC double glazed windows, picture rails.

**Sitting Room** 17' 4" x 10' 10" (5.28m x 3.3m) Double glazed windows overlooking rear garden, radiator, recessed area, built-in shelved storage cupboard.

**Kitchen** 9' 7" x 6' 0" (2.92m x 1.83m) Double drainer stainless steel sink unit with eye-level cupboards, working surfaces, space for cooker, uPVC double glazed window, double glazed door to rear garden.

**Small Utility Area** Only accessible from the garden housing boiler for gas central heating, plumbing and electric for the washing machine and space for small freezer.

**Stairs to:**

**First Floor Landing** Access to partially boarded and lit loft space.

**Bedroom One** 11' 6" x 9' 9" (3.51m x 2.97m) Radiator, built-in wardrobe cupboards, built-in bedroom furniture, uPVC double glazed windows.

**Bedroom Two** 11' 0" x 9' 8" (3.35m x 2.95m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

**Bedroom Three** 7' 9" x 6' 0" (2.36m x 1.83m) uPVC double glazed window.

**Bathroom** Panelled bath with fitted shower attachment, low level flush w.c., pedestal wash hand basin, part tiled walls, uPVC double glazed windows, wall-mounted electric heater.

**Outside**

**Front Garden** Off-road paved parking area to the front, raised lawned area and steps up.

**Rear Garden** South facing, mainly laid to lawn, screened by hedging, paved terraced area, rear gated access.

**EPC Rating:** Band D.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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