



For Sale: OIRO £399,950 Freehold
The Warren, West Sussex, RH15

- Detached
- Three Bedrooms
- West Facing Rear Garden
- Off Street Parking

Arington 

Arington are pleased to offer to market a well presented desirable detached three-bedroom family home located within the sought after catchment area of Birchwood Grove School. Internally, the property has a spacious feel and offers a 16' living room with feature central gas fireplace and bay window to the front, extended 18' dining room with sliding door to the rear West facing garden, extended 12' by 11' fitted kitchen, downstairs WC, family bathroom with bath and shower over and three bedrooms with bespoke fitted wardrobes to the master. Externally the property offers off street parking for several vehicles, garage and West facing rear garden mainly laid to lawn with established shrub borders and patio area adjoining the rear of the house. GFCH. DG. Council Tax Band: E. A viewing is highly recommended.

Internal

Ground Floor	Door to...
Entrance Hall	Stairs to the first floor. Thermostatic control. Telephone socket. Radiator. Doors to the downstairs WC, kitchen and...
Living Room	Bay window to the front. Feature gas fire place with stone surround, mantle and hearth. Radiator. TV aerial. Satellite Aerial. Double opaque glazed doors open to...
Dining Room	Sliding door to the rear garden. Window. Radiator. Opening to...
Kitchen	Fitted with a range of oak effect display cabinets, wall and floor units with granite effect worktop with inset one and half sink with drainer and four-point gas hob with extractor over. Fitted double oven. Tiled splashbacks. Under cabinet lighting. Space and plumbing for a washing machine, dishwasher and fridge / freezer. Radiator. Cupboard housing a Gloworm boiler installed in 2013. Window looking out to the rear garden. Door to the rear garden with fitted cat flap. Door to the entrance hall.
WC	Fitted with a white low level WC and white vanity unit with basin and tiled splashback. Opaque window. Radiator.



First Floor

Landing	Window. Loft Hatch. Airing cupboard housing the hot water tank. Doors to...
Master Bedroom	Tailor made fitted wardrobes. Telephone socket. Radiators. Windows to the rear.
Bedroom 2	Radiator. Window to the front.
Bedroom	Radiator. Window to the front.
Bathroom	Fitted with a white suite comprising of a panelled bath with shower over, vanity unit with low level WC and inset basin. Part tiled walls. Radiator. Shaver point.



External

Front Garden	The front garden consists of an area of lawn with established shrub borders and an area of block paving providing parking for several vehicles and access to the garage, side gate and front door.
Garage	Power & light. Gas Meter. Fuse box. Up & over door.
Rear Garden	The rear garden is West facing and mainly laid to lawn with established shrub borders and a patio area adjoining the rear of the house, and leading down the side to the kitchen door, garage door and side gate.

Room Details

Ground Floor

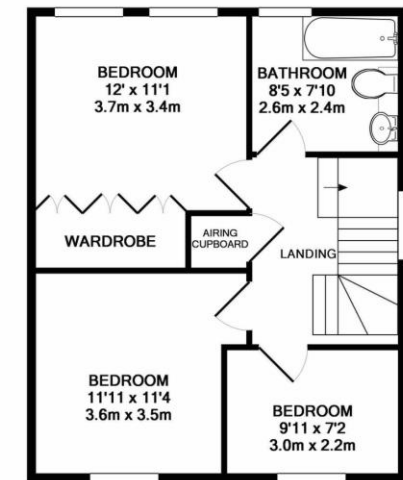
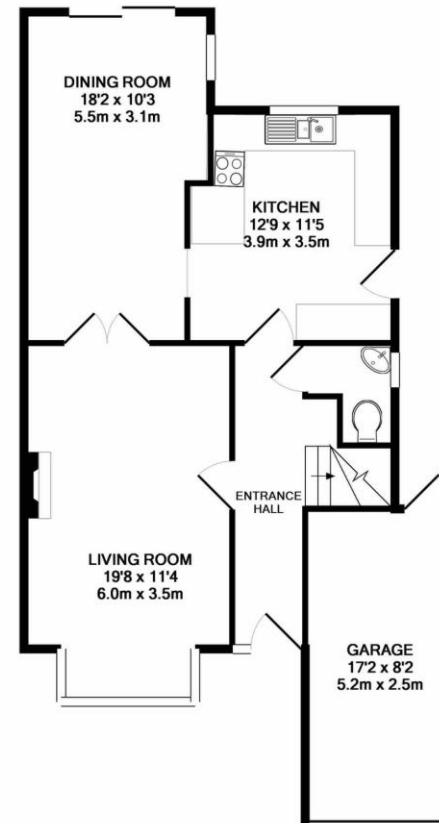
Living Room	16'9" x 11'4" (5.11m x 3.45m)
Dining Room	18'2" x 10'3" max (5.54m x 3.12m max)
Kitchen	12'9" max x 11'5" max (3.89m max x 3.48m max)

First Floor

Master Bedroom	12'0" x 11'1" (3.66m x 3.38m)
Bedroom 2	11'11" max x 11'4" (3.63m max x 3.45m)
Bedroom	9'11" x 7'2" (3.02m x 2.18m)
Bathroom	8'5" x 7'10" (2.57m x 2.39m)

External

Garage	17'2" x 8'2" (5.23m x 2.49m)
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TOTAL APPROX. FLOOR AREA 1299 SQ.FT. (120.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

