



Dormans
Gossops Green, West Sussex RH11 8HZ

£1,250

* refurbished two bedroom semi detached bungalow * situated at the end of a cul de sac close to a local park * new central heating system including boiler, refitted kitchen and refitted shower room * The property benefits from double glazed windows * a good sized rear garden, driveway and a garage * unfurnished * available 27th March *

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Entrance Hallway

Replacement composite front door, obscure double glazed window, radiator, door to:

Lounge

17'3 x 15'1 (5.26m x 4.60m)



Double glazed window to the front and side aspect, radiator, open through to:

Dining Room

14'4 x 8'11 (4.37m x 2.72m)



Double glazed patio doors to the garden, radiator, wood effect flooring, doors to:

Kitchen

9'8 x 8'7 (2.95m x 2.62m)



Refitted range of panel fronted base and eye level units with work surfaces over, matching splashbacks and under unit lighting, stainless steel sink with a mixer tap and drainer, built in eye level stainless steel oven, inset four ring gas hob with a stainless steel splashback and a stainless steel extractor hood above, integrated dishwasher, unit with fitted waste bin, recessed lights, tiled flooring with under floor heating, double glazed window to the rear aspect, door to:

Utility Room

8'8 x 5'7 (2.64m x 1.70m)

Double glazed door to the garden, space and plumbing for a washing machine and fridge/freezer, door to the garage, recessed lights.

Bedroom One

12'9 x 11'4 (3.89m x 3.45m)



Double glazed window to the front aspect, wardrobe, radiator.

Bedroom Two

13'6 x 9'6 (4.11m x 2.90m)



Double glazed window to the rear aspect, radiator, recessed lights.

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Shower Room



Refitted white suite comprising a double shower cubicle with a fixed "rainfall" head and a separate hand held head, wash hand basin with a mixer tap and mirrored unit above with lighting, W.C. with a concealed cistern, part tiled walls, replacement dome sky light, recessed lights, further wall mounted mirrored unit, heated towel rail.

To The Front



Block paved driveway leading to the garage with a garden area to the side with dwarf wall border.

Garage

With refitted electric grey roll over door, door to the house, power and light.

Rear Garden



Mainly laid to lawn with fence enclosed borders, shed to the rear of the garage.

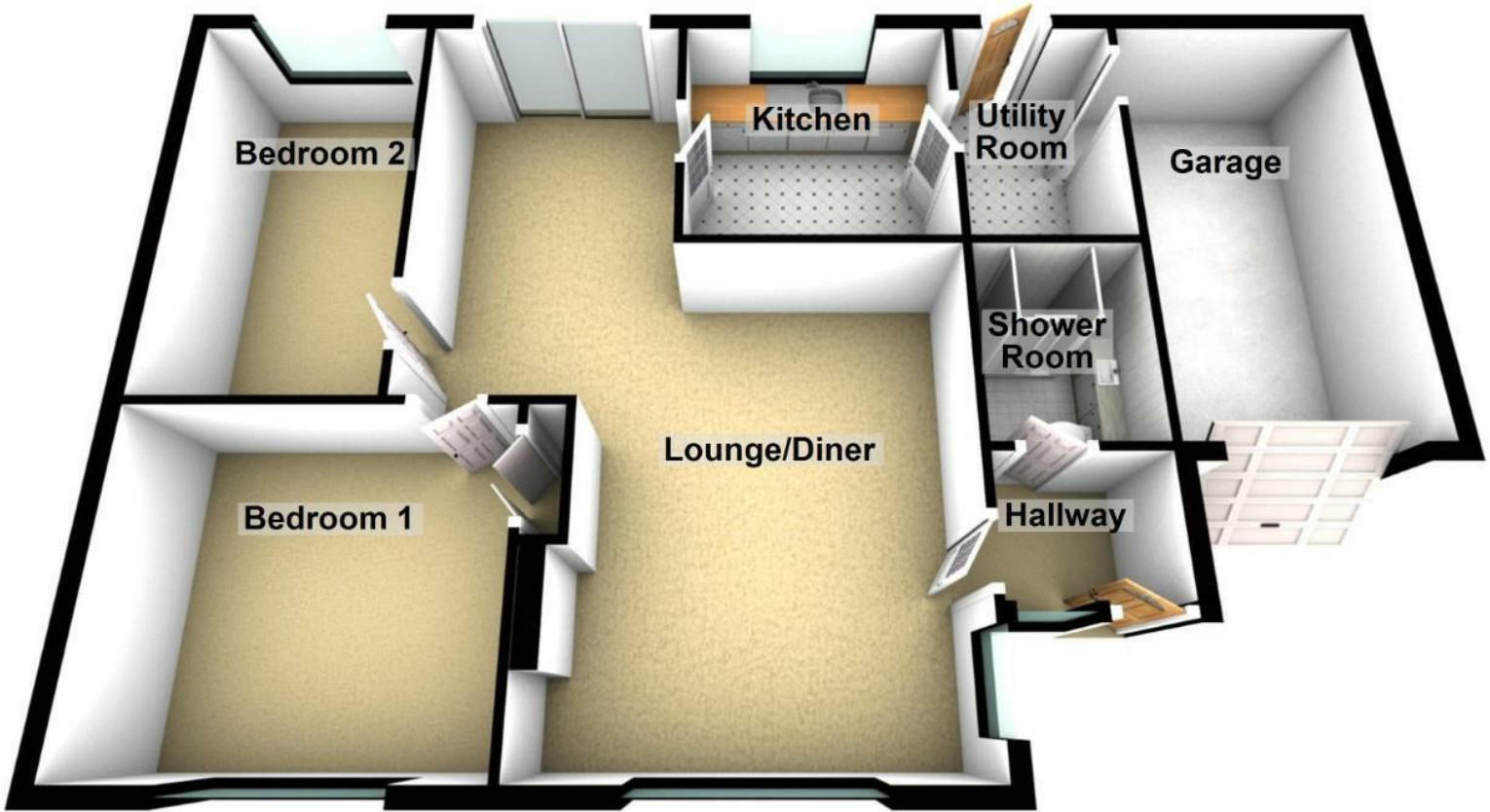
Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Members of the property ombudsman
Members of CMP for client money protection
holding deposit equivalent of one week rent
security deposit equivalent 5 weeks rent



Ground Floor



Floor Shapes and Sizes are not exact and merely an indication of layout
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	