



35 Orchard Gardens

Storrington | West Sussex | RH20 4FP

A very well presented ground floor retirement flat. Close to the centre of the village and near to all amenities. The property comprises: communal area via a secure entry, spacious entrance hall, two double bedrooms both with fitted wardrobes. There is a generous size wet room and at the rear of the property is the sitting room with storage cupboard and kitchen leading off with a range of fitted cupboards and space for table. The flat benefits from an allocated parking space for one car and visitors parking. Please note this is for a 75% share of the property for which there are no associated charges.

Communal Entrance Communal front door to:

Communal Entrance Hall Front door to:

Entrance Hall Radiator, wall-mounted thermostat control for central heating.

Sitting Room 14' 10" x 11' 9" (4.52m x 3.58m) Radiator, double glazed windows, two built-in storage cupboards, wall-mounted pull cord (links through to a call centre), square archway through to:

Kitchen/Breakfast Room 11' 9" x 8' 8" (3.58m x 2.64m) Range of wall and base units with integrated appliances comprising: built-in fan assisted electric oven with four ring gas hob and extractor over, washing machine, fridge/freezer, range of wood block style working surfaces with further drawers and cupboards under, wall-mounted 'Ideal' boiler, double glazed window, radiator.

Bedroom One 12' 4" x 11' 4" (3.76m x 3.45m) Radiator, double glazed windows, built-in wardrobe cupboards, wall-mounted pull cord

Bedroom Two 12' 4" x 6' 10" (3.76m x 2.08m) Built-in wardrobe cupboards, double glazed windows, wall-mounted pull cord.

Walk-In Wet Room Fitted independent shower unit, low level flush w.c., wash hand basin with toiletries cupboards under, fully tiled walls, radiator.

Outside The flat benefits from an allocated parking space for one car and visitors parking.

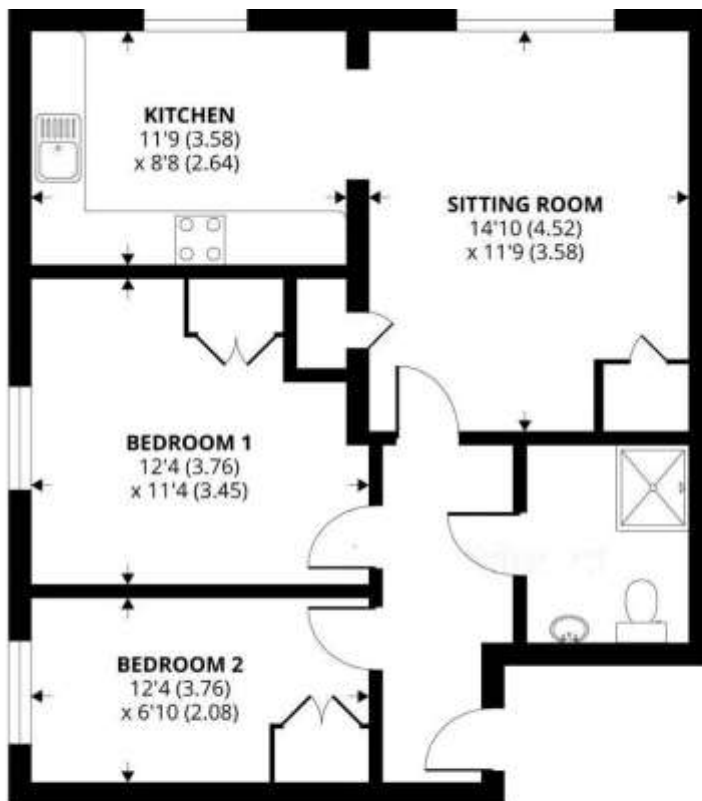
NB: Please note this is for a 75% share of the property for which there are no associated charges.

Service Charge: A monthly service charge of £109.77 applies.

EPC Rating: Band B.



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GROUND FLOOR

Orchard Gardens, Storrington

APPROX. GROSS INTERNAL FLOOR AREA 637 SQ FT 59.1 SQ METRES

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.