



## 20 Holly Court

Storrington | West Sussex | RH20 4PE

Situated in popular Holly Court is this one bedroom first floor flat with accommodation comprising: large sitting room/dining room with balcony and views towards the South Downs, kitchen, bedroom and bathroom. The property benefits from communal gardens and having no forward chain.



**Entrance** Stairs up to first floor, double glazed front door with side panel to:

**Entrance Hall** Airing cupboard with hot water tank and shelving.

**Sitting Room** 16' 8 maximum" x 14' 6 maximum" (5.08m x 4.42m) Double glazed window to side, double glazed windows and double glazed door to balcony, two wall-mounted night storage heaters, brick fireplace with wooden mantel over, part panelled wall, cupboard housing electric meter with shelving, wall-mounted lights.

**Balcony** Paved, with outlook towards the South Downs.

**Kitchen** 8' 10 minimum" x 7' 10" (2.69m x 2.39m) Range of wall and base units, worksurfaces, double glazed window, space for washing machine, space for fridge and space for freezer, space for electric cooker, stainless steel sink unit with swan neck mixer tap, 2 cupboards with shelving.

**Bedroom** 13' 1 maximum" x 10' 11 maximum" (3.99m x 3.33m) Two double glazed windows to front aspect, built-in wardrobe cupboard, part panelled walls, night storage heater.

**Bathroom** Panelled bath with 'Triton' shower and hand held attachment, wall-mounted wash hand basin, push flow w.c., double glazed obscured window, ladder towel rail, shaver point, wall heater, spot lights, tiled floor.

## Outside

### Communal Gardens

**Parking** There is one reserved parking space for the flat and others are on a 'first come' basis but only in limited designated bays. The garages are leased by a 3rd party.

**Lease details:** We have 931 years left on the lease and we pay currently £342 per quarter in Management Fees that includes external maintenance and cleaning of common areas etc.

**EPC Rating:** Band D



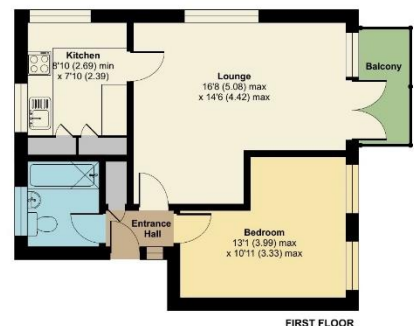
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### Holly Court, Storrington, Pulborough, RH20

Approximate Area = 489 sq ft / 45.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © 2023. Produced for Fowlers Estate Agents. REF: 1023829

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