



## 29 Chanctonbury Walk

Storrington | West Sussex | RH20 4LT

A two bedroom terraced home located close to the village centre within this select over 55' development close to St. Mary's Church and local shops, situated in historic Church Street. Accommodation comprises: sitting room, dining room, kitchen with integrated appliances, downstairs cloakroom, en-suite to main bedroom, own private patio, communal gardens and parking area.

**Entrance** Panelled front door to:

**Entrance Hall** Night storage heater.

**Ground Floor Cloakroom** Low level flush w.c., wash hand basin.

**Sitting Room** 16' 1" x 10' 9" (4.9m x 3.28m) Ornamental fire surround with marble hearth, night storage heater, uPVC double glazed windows, archway through to:

**Dining Room** 9' 11" x 9' 10" (3.02m x 3m) Night storage heater, uPVC double glazed windows, door leading through to rear garden.

**Kitchen** 9' 10" x 7' 11" (3m x 2.41m) Extensive range of wall and base units with marble style working surfaces with inset four ring electric hob with extractor over, built-in storage cupboards, space and plumbing for washing machine, single drainer sink unit with mixer tap, built-in electric oven and grill, integrated fridge/freezer, uPVC double glazed window.

**Stairs to:**

**First Floor Landing** Access to loft space, shelved linen cupboard with factory insulated cylinder, built-in storage cupboard.

**Bedroom One** 13' 2" x 10' 11" (4.01m x 3.33m) Night storage heater, uPVC double glazed windows, built-in wardrobe cupboards, door to:

**En-Suite Shower Room** Enclosed shower cubicle, pedestal wash hand basin, low level flush w.c.

**Bedroom Two** 10' 11" x 10' 5" (3.33m x 3.18m) Convactor heater, uPVC double glazed windows, built-in wardrobe cupboards.

**Bathroom** Panelled bath, pedestal wash hand basin, low level flush w.c.

**Outside** The property has use of the communal gardens and grounds as well as a private rear garden which has a small patio and lawned area.

**Lease details** 98 years remaining.

**Service Charge:** £2,600 per annum- payable ½ yearly 1<sup>st</sup> June and 1<sup>st</sup> December

**Ground Rent** £50 per annum

**EPC Rating:** Band D.

**Council Tax:** Band E

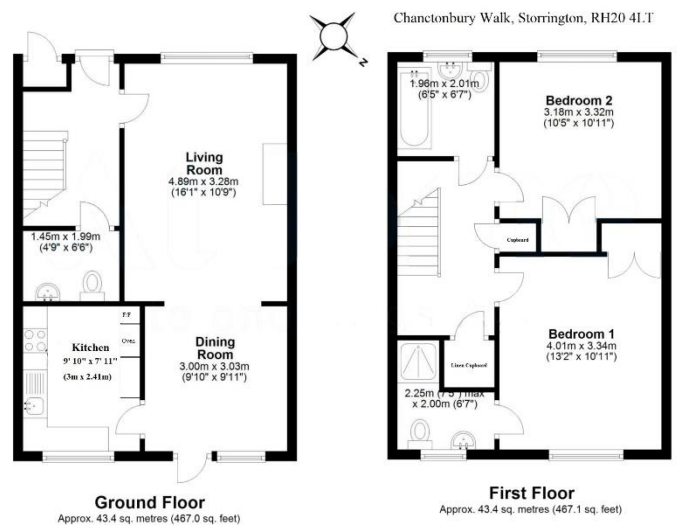


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