



13 Holly Court

Storrington | West Sussex | RH20 4PE

A purpose built ground floor two bedroom flat conveniently located close to the centre of the village. The property is presented in good order throughout with accommodation comprising: sitting room overlooking communal gardens, kitchen, shower room and separate wc. Outside, there is an allocated parking space and visitor parking.

Entrance Communal front door to:

Communal Entrance Hall Own private uPVC double glazed front door to:

Entrance Hall Radiator, covered fuse box and electric meters, wall-mounted thermostat control for hot water and central heating, shelved linen cupboard housing insulated copper cylinder.

Separate Cloakroom Low level flush w.c., wall-mounted wash hand basin.

Sitting Room 18' 10 maximum" x 11' 5 maximum" (5.74m x 3.48m) West aspect room with delightful outlook over communal gardens, double glazed window, two radiators, double glazed door to:

Enclosed Lean-to Door accessing communal gardens.

Kitchen 9' 0" x 7' 10" (2.74m x 2.39m) Range of wall and base units with stainless steel single drainer sink unit, inset four ring electric hob with extractor over, range of eye-level cupboards, fan assisted electric oven, space and plumbing for washing machine, part tiled walls, wall-mounted boiler, double glazed windows with outlook over communal gardens.

Bedroom One 12' 11" x 11' 5" (3.94m x 3.48m) Dual aspect uPVC double glazed windows, built-in wardrobe cupboards, radiator.

Bedroom Two 9' 8" x 9' 0" (2.95m x 2.74m) Radiator, uPVC double glazed windows.

Shower Room Semi-circular shower with fitted independent shower unit, low level flush w.c., wall-mounted wash hand basin, mainly tiled walls, uPVC double glazed windows.

Outside

Communal Gardens

Allocated Parking Space

Visitor Parking

Leasehold Details tbc

EPC Rating: Band D.

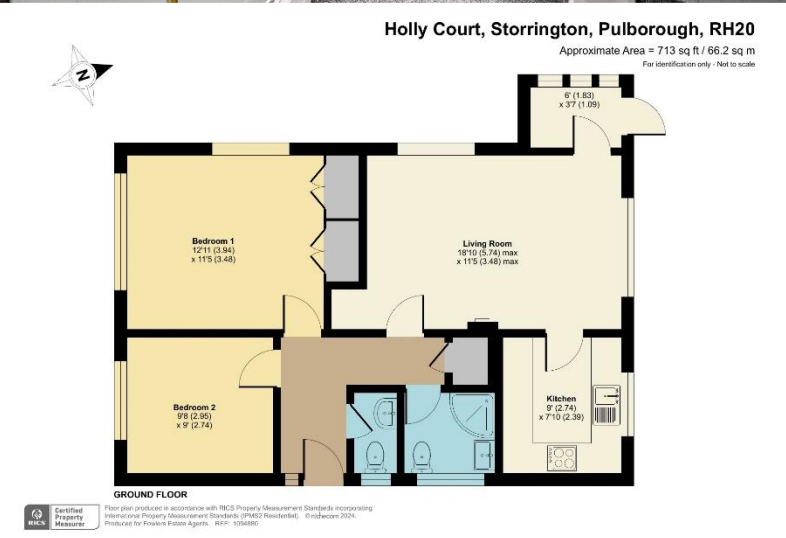


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4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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