



23 Crowhurst Crescent

Storrington | West Sussex | RH20 4QU

A one bedroom first floor purpose built apartment conveniently situated within 1/4 mile of Storrington village centre located on the popular Hormare development. Internally the property is well presented with accommodation comprising sitting room/dining room, kitchen with integrated appliances, fitted bathroom, double bedroom with built-in wardrobe cupboards. Outside, there is allocated parking and the garden is communal for all four flats.

Entrance Communal front door to:

Communal Entrance Hall Stairs to first floor landing, front door leading to:

Entrance Hall Radiator, double glazed windows, entry phone system.

Sitting Room/Dining Room 17' 0" x 14' 2" (5.18m x 4.32m) Radiator, uPVC double glazed windows, TV point, square archway through to:

Kitchen 8' 0" x 7' 0" (2.44m x 2.13m) Comprises integrated fan assisted electric oven with four ring gas hob and extractor over, range of eye-level cupboards, space and plumbing for washing machine, inset single drainer sink unit, uPVC double glazed window, cupboard housing boiler, integrated fridge/freezer.

Bedroom One 13' 5" x 9' 0 maximum to rear of built-in wardrobe cupboards" (4.09m x 2.74m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

Bathroom Panelled bath with fitted shower attachment, fitted 'Triton' independent shower unit, low level flush w.c., pedestal wash hand basin, extractor fan, radiator.

Outside

The garden is communal for all four flats.

Allocated Parking

Maintenance £2,600 per annum

Lease Length – The lease is 102 years.

EPC Rating: Band C.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowleronline.co.uk

storrington@fowleronline.co.uk

01903 745844



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.