



## 21 Crowhurst Crescent

Storrington | West Sussex | RH20 4QU

A second floor purpose built one bedroom flat conveniently located within 1/4 mile of the village centre. Internally, the property is well presented with accommodation comprising: sitting room, kitchen, superb sized bedroom and bathroom. Outside, there is allocated parking and visitor parking and communal garden.

**Communal Entrance Hall** Stairs to:

**Second Floor Landing** Own private front door to:

**Entrance Hall** Radiator, access to large loft space, shelved linen cupboard housing water tank.

**Open Plan Sitting Room** 13' 6 to bay" x 11' 8" (4.11m x 3.56m) Radiator, recessed uPVC double glazed window bay, archway through to:

**Kitchen** 11' 8" x 6' 2" (3.56m x 1.88m) Range of wall and base units, roll top working surfaces, one and a half bowl single drainer sink unit, range of eye-level cupboards, plumbing for washing machine, fan assisted electric hob and separate grill, four ring gas hob with extractor over, Velux double glazed windows, part tiled walls, integrated fridge and freezer.

**Bedroom** 30' 2" x 10' 10 to bay" (9.19m x 3.3m) Spacious suite with Velux double glazed windows, large eaves storage cupboard, double glazed windows, built-in double wardrobe cupboards, radiator.

**Bathroom** Panelled bath, pedestal wash hand basin, low level flush w.c., radiator, eaves storage cupboard.

**Outside**

**Parking** Allocated parking space with visitor parking.

**Outside** The garden is communal for all four flats.

**Maintenance** - The maintenance charges are £1,875 and an annual ground rent of £1.

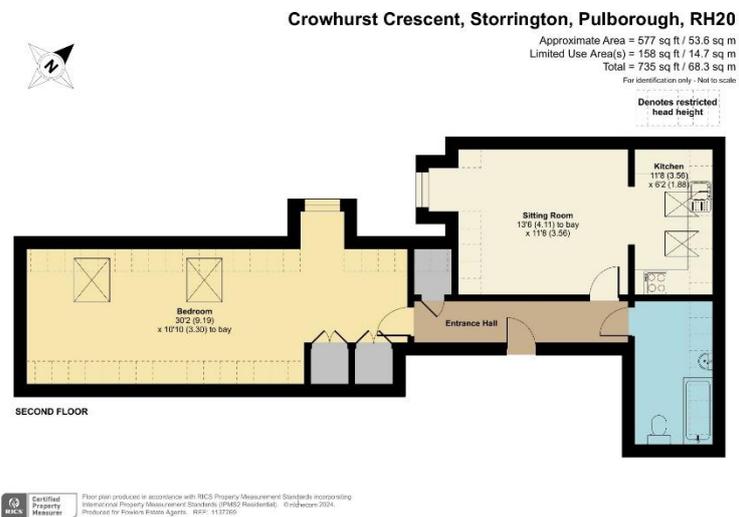
**Lease Length** - The lease commenced on 1<sup>st</sup> January 2002 and lasts 125 years.

**Agents Note:** The property comes with all contents included.

**EPC Rating:** Band C.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ [www.fowleronline.co.uk](http://www.fowleronline.co.uk) [storrington@fowleronline.co.uk](mailto:storrington@fowleronline.co.uk) 01903 745844



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