



24 Chanctonbury Walk | Storrington | West Sussex | RH20 4LT





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£280,000 LEASEHOLD

Situated in a tucked away location in Chanctonbury Walk, located off the picturesque Church Street within easy distance to all local amenities, is this 2 double bedroom property. The home is specifically for ages 55 and over and benefits from a good sized open plan sitting room/dining room, fitted kitchen and downstairs cloakroom/Utility. To the first floor there is an en-suite to the main bedroom and a family bathroom. Outside, there is a private patio area which leads out onto the communal gardens which are beautifully kept. There is also residents and visitor parking spaces.

- Two Double Bedrooms
- Fitted Kitchen
- Fitted cupboards to Beds 1 and 2
- Lockable store cupboard to front
- Quiet Location just off Church Street
- Age restricted to 55 and over
- Family Bathroom
- Private Patio area with shrub border
- Downstairs Cloakroom/Utility
- Well presented accommodation
- Fitted Blinds to all windows
- Communal Gardens
- Open Plan Sitting Room/Dining Room
- Main Bedroom with En-suite
- Small area of Front Garden
- No Chain

Entrance Double glazed panelled front door to:

Entrance Hall Radiator, obscured double glazed window to side.

Cloakroom/Utility Low level flush w.c., wash hand basin with tiled shelf behind, cupboard with shelving over and space and plumbing for washing machine beneath, obscured double glazed window, lino flooring, wall-mounted electric heater.

Open Plan Sitting Room/Dining Room

Sitting Room 15' 11" x 10' 8" (4.85m x 3.25m) Radiator, double glazed window to front with blinds, fireplace with marble hearth and ornate surround and mantel over with electric flame effect fire, archway through to:

Dining Room 9' 10" x 9' 7" (3m x 2.92m) Radiator, double glazed window to rear with blinds, inset door mat with double glazed door to patio area and communal gardens.

Kitchen 9' 10" x 7' 9" (3m x 2.36m) One and a half bowl stainless steel sink unit with swan neck mixer tap, range of wall and base units, range of worksurfaces, integrated slim-line dishwasher, integrated pull-out waste bin, part tiled walls, integrated fridge/freezer, built-in oven and microwave, four ring electric hob with extractor over, lino flooring, double glazed window and blind.

Stairs to:

First Floor Landing Access to loft space, double glazed window, cupboard with shelf above, airing cupboard with shelving and hot water tank.

Bedroom One 13' 0" x 11' 0" (3.96m x 3.35m) Radiator, double glazed window and blinds, double wardrobe cupboard, door to:

En-Suite Shower Room Low level push flow w.c., fully tiled walls, double glazed window and blinds, inset wash hand basin with toiletries cupboards under, stainless steel swan neck mixer tap, stainless steel ladder towel rail, enclosed fully tiled double shower cubicle with hand held shower attachment, medicine cabinet.

Bedroom Two 10' 11" x 10' 7" (3.33m x 3.23m) Double glazed window and blinds, radiator, double wardrobe cupboard.

Bathroom Panel enclosed bath with hand held shower attachment, low level push flow w.c., lino flooring, pedestal wash hand basin, double glazed obscured window, part tiled walls, radiator, mirror and shaver point, Dimplex wall-mounted heater.

Outside

Front Garden Small area of lawn with shrub border, lockable storage cupboard.

Private Patio and Communal Gardens Private patio with shrub border leading to communal gardens.

Parking There is residents and visitor parking.

Lease details
99 year lease granted to any new purchaser

Service Charge and Ground Rent
Ground rent is £75 pa.
Service charge is £238 pm.

EPC Rating: Band D.

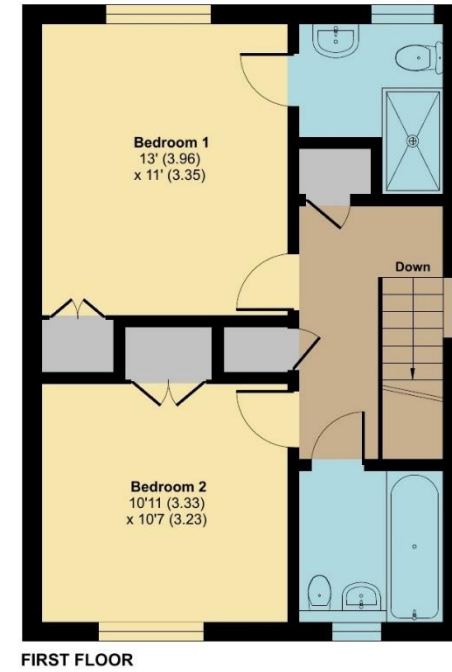




Chanctonbury Walk, Storrington, Pulborough, RH20

Approximate Area = 920 sq ft / 85.4 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Fowlers Estate Agents. REF: 1176384



"We'll make you feel at home..."



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