



## 26 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 uPVC front door to:

Entrance Hall 9' 1" x 6' 6" (2.77m x 1.98m) Wall-mounted night storage heater.

Ground Floor Cloakroom 6' 6" x 4' 9" (1.98m x 1.45m) Low level flush w.c., pedestal wash hand basin.

Sitting Room 16' 1" x 11' 0" (4.9m x 3.35m) uPVC double glazed windows, electric night storage heater, ornamental carved wooden fireplace with marble style inset and hearth, inset through to:

Dining Room 9' 11" x 9' 11" (3.02m x 3.02m) Electric night storage heater, double glazed windows, casement door to own private patio, leading to communal gardens.

Kitchen 9' 10" x 7' 5" (3m x 2.26m) Range of wall and base units, built-in fan assisted electric oven and separate grill, inset four ring 'NEFF' electric hob with extractor over, range of granite style roll top working surfaces with integrated dishwasher, further range of eye-level cupboards, part tiled walls, integrated fridge and freezer.

Stairs to:

#### First Floor Landing

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

En-Suite Shower Room 7' 5" x 6' 7" (2.26m x 2.01m) Low level flush w.c., pedestal wash hand basin, walk-in enclosed shower with folding glass and chrome screen, heated chrome towel rail, wall-mounted electric heater.

Bedroom Two 10' 11" x 10' 7" (3.33m x 3.23m) Wall-mounted electric heater, double glazed window, built-in wardrobe cupboards.

Bathroom 6' 7" x 6' 4" (2.01m x 1.93m) Panelled bath with fitted shower attachment, pedestal wash hand basin, low level flush w.c., heated chrome towel rail, wall-mounted electric heater.

#### Outside

Own Private Patio Area Leading out to:

#### Communal Gardens

Lease Details & Service Charge Lease details 98 years remaining. Service Charge: £2,600 per annum- payable ½ yearly 1st June and 1st December Ground Rent £50 per annum

EPC Rating: Band D.



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