



3 Eastbrook Court

Manleys Hill | Storrington | West Sussex | RH20 4BW

An attractive two bedroom first floor maisonette conveniently located close to the village centre of Storrington forming part of a small over 60's development. Internally the property is offered for sale in first class order throughout. Accommodation comprises: sitting room, re-fitted kitchen with integrated appliances, re-fitted shower room, gas fired central heating, uPVC double glazed windows. Outside, there is allocated parking for one vehicle to the front with south facing communal garden area to the rear.

Entrance

Own private front door to:

Entrance Hall

Steps up to:

First Floor Landing

Radiator, access to loft space, wall-mounted entry phone system, shelved linen cupboard.

Sitting Room 16'1 Maximum (4.90) X 11'2 Maximum (3.40)

South aspect with uPVC double glazed windows, radiator, feature ornamental fireplace with wood surround, marble style inset and hearth, TV point, coved ceilings.

Kitchen 9'3 Maximum (2.82) X 7'10 Maximum (2.39)

Extensive range of wall and base units, integrated fan assisted electric oven and grill and separate microwave and grill, inset four ring hob with extractor over, stainless steel single drainer sink unit with swan neck mixer tap, integrated dishwasher and fridge/freezer, space and plumbing for washing machine, cupboard housing 'Worcester' boiler, part tiled walls, range of wood block working surfaces, uPVC double glazed window.

Bedroom One 14'3 Maximum (4.34) X 10'5 Maximum (3.18)

Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

Bedroom Two 10'5 Maximum (3.18) X 9'11 Maximum (3.02)

Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

Shower Room

Double walk-in shower with fitted independent shower unit, Velux window, vanity unit with inset push flow w.c., and wash hand basin and cupboards below, vinyl flooring.

Outside

Communal Parking Area with allocated space.

Communal Gardens

South facing with shaped lawned area, screened by hedging, communal timber storage shed and communal washing line.

Lease Details

Lease length from August 2024 is 999 years

EPC Rating: Band



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

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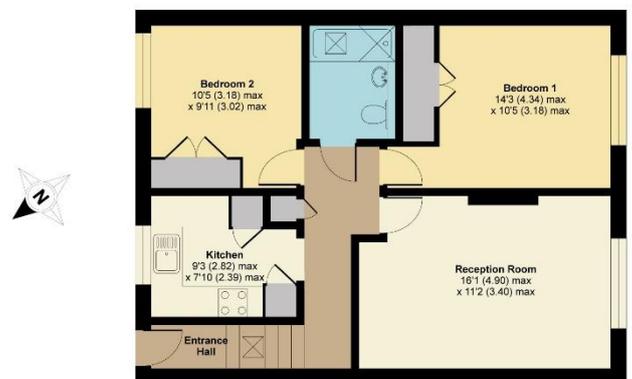
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Eastbrook Court, Manleys Hill, Storrington, Pulborough, RH20

APPROX. GROSS INTERNAL FLOOR AREA 653 SQ FT 60.7 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for information purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.