



A well-designed 2 bedroom,
2 bath/shower room
village house in this discreet
retirement development

Just 350 yards from the
High Street

6 Chanctonbury Walk
Storrington

West Sussex RH20 4LT

Price Guide £280,000



Chanctonbury Walk, looking south

Clarke &
Charlesworth
INDEPENDENT
ESTATE AGENTS

Ideal for those seeking an independent retirement lifestyle

This easily managed village house has all you need for comfortable living and is a pleasant walk from the village centre & amenities

6 Chanctonbury Walk at a glance ...

- Discreet retirement community set in beautifully maintained gardens
- Two double bedrooms
- Main bedroom & en-suite shower room
- Separate bathroom
- Sitting room with arch to:
- Dining room
- Kitchen with appliances
- Hall and easy access cloakroom
- South rear aspect
- Own patio sitting area, Communal gardens
- One-bill heating, cooking & hot water
- Double glazing EPC D 61
- Residents' & guest parking
- 55 age-restriction
- Reasonable service charges - see Page 3

Pictures clockwise from right
St Mary's Church, Storrington High Street
Gardens in Spring



Ground Floor

• Cottage-style porch

Courtesy light & useful outside store. Front door to:

• Entrance hall 11'2 x 6'6 (3.40m x 1.98m)

Stairs to the first floor with handrail & spindles. Stairlift available. Storage heater.

• Cloakroom 6'6 x 4'9 (1.98m x 1.45m)

Wide access. Concealed plumbing with a back-to-wall WC & pedestal basin. Recessed storage, extractor fan, wall heater, space for coats.

• Sitting room 15'10 x 11' (4.83m x 3.35m)

A light & sunny room looking out over the entrance to Chanctonbury Walk. Carved fire surround & point for electric fire. Storage heater, square arch to

- Storrington village just 350 yards
- Pulborough station 4.5 miles (Horsham/Gatwick/ London Bridge & Victoria)
- Horsham & Worthing 10-12 miles
- Access A24 within 2 miles
- Chichester & Brighton 16 & 20 miles
- Gatwick about 40 minutes by car

• Dining room 10' x 9'10 (3.05m x 3.00m)

Combined with sitting room this makes a 26' through room. Storage heater, rear window and glazed door to the patio sitting area. Space for dining table & chairs.

• Kitchen 9'10 x 7'6 (3.00m x 2.29m)

Fitted with a good range of units in white with working surfaces on three sides. Base cabinets, matching wall cupboards & tall storage unit. Integral fridge/freezer. Space for washer/dryer. Ceramic halogen electric hob. Double oven & grill. Inset 1½ bowl sink unit, skirting heater. Rear window.

First floor

• Landing 11'7 x 6'6 (3.53m x 1.98m)

Hatch to the roof space. Built-in cupboard and the deep airing cupboard with high-capacity insulated hot water cylinder & 2-stage immersion heater.

• Bedroom 1 13'1 x 11' (3.99m x 3.35m)

Rear window and outlook to St Mary's Church and trees, built-in wardrobe. Storage heater. Door to:

• En-suite shower 6'7 x 5' (2.01m x 1.52m)

Concealed plumbing and back-to-wall WC, pedestal basin & deep tiled sill. Walk-in shower with thermostatic mixer. Electric towel rail & heater, light & shaver point, wall heater.

• Bedroom 2 11' x 10'5 (3.35m x 3.18m)

Including fitted wardrobes. Storage heater. This room enjoys an open outlook at the front towards Church Street.

• Bathroom 6'6 x 6'6 (1.98m x 1.98m)

White fittings including panel bath, mixer tap & hand shower, pedestal basin & back-to-wall WC. Deep toiletries sill, wall heater, light & shaver point. Window to the front.

Outside

• **Residents' & guest parking** In the extensive paved courtyard. Pleasant maintained front garden.

• Private paved patio & outside sitting area

Approached from the dining room, with a paved area and stone walls. Side pedestrian gate.

• **Communal gardens** Approached at the rear, bounded by the old stone churchyard wall and with attractive areas of lawn, flowering shrubs and mature trees. All maintained within the service costs.

• **Tenure & costs** Residents are granted a new 125 year lease at each sale. Each Leaseholder pays £2,060.17 for 2015/16 (2017 Budget £2,083.18) including Buildings Insurance, Repairs & Maintenance, Alarm, Garden Maintenance (Full schedule available from us).

Directions From our office in Church Street, Chanctonbury Walk is about 200 yards further along Church Street on the right-hand side, just before St Mary's Church. Number 6 is in the group on the left, the south side.

Viewing Only by appointment please, with the sole agents.

How to find us Turn into Church Street from the High Street by Bunces Hardware Store and we are 50 yards along on the right, near the Old Forge Deli, with 20 minute free parking usually available outside.



Location

Set in the wonderful scenery of the South Downs National Park, the busy West Sussex village of Storrington has traditional shops, restaurants Waitrose & Costa. An excellent range of shops & local traders cater for everyday shopping needs and there are good community amenities, banks, Post Office & the Public Library all within walking distance. The Glebe Health Centre is just around in Monastery Lane.

The High Street is within a pleasant walk just at the end of Church Street, only 350 yards from the development. The village has C of E, Trinity and RC churches; St Mary's church being close to the development, just on the corner of School Lane & Church Street.

Leisure activities include 2 golf courses, various local clubs & societies and the Chanctonbury Leisure Centre (swimming at Steyning). Top High Street shops and a variety of cultural & entertainment events are in Chichester, Horsham & Brighton. There are trains to London Victoria from Pulborough and Amberley Stations.

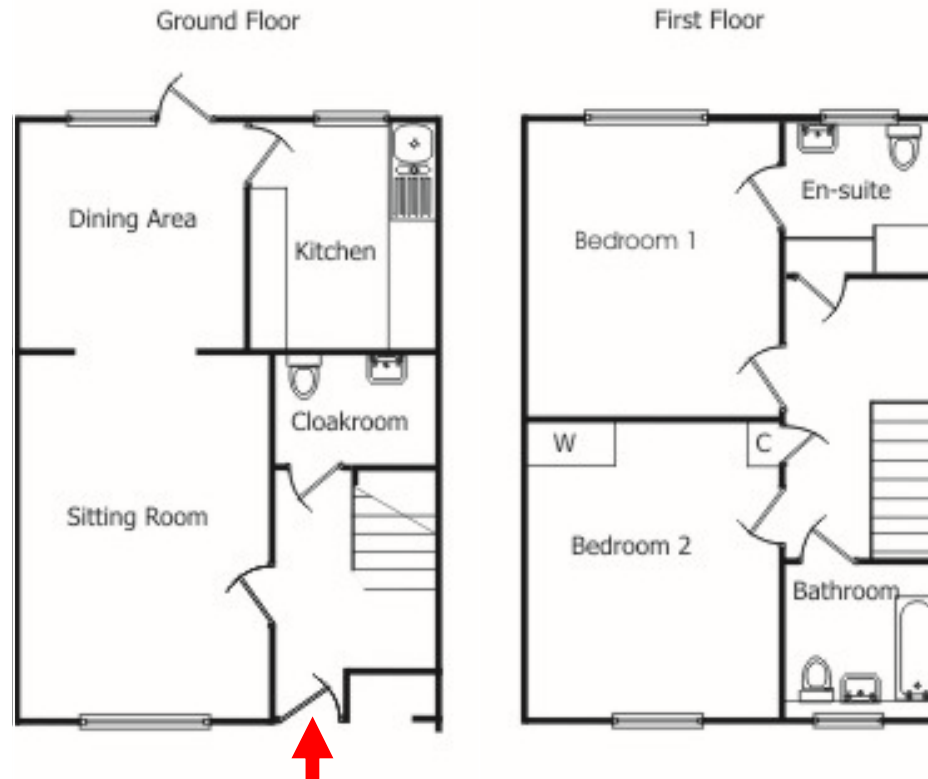
The property

This well designed village house is in the forward section of Chanctonbury Walk and enjoys a south aspect at the back.

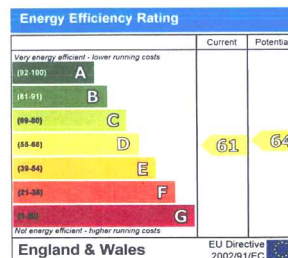
The development is known in the local area for providing a peaceful & pleasant retirement community, in the form of well-planned apartments and cottage-style mews houses set back from Church Street, with its historic Georgian buildings and period cottages.

Ideal for those of retirement age (55 for the village houses) who seek independence without the ties of garden and property maintenance. Chanctonbury Walk residents enjoy attractive maintained gardens, external decoration, other property costs and an intercom alarm facility paid for within the reasonable service charge.

Full budget and cost details are available from the selling agents.



Generic floor plan
For illustration only - Do not scale from drawings



IMPORTANT NOTICE

These details have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that services, appliances, equipment or facilities are in working order. Any area, distance or measurement is given as a guide only and should not be relied upon. Do not scale from floorplans, which are provided as a schematic guide. If any details are fundamental, please contact us for information. We also advise checking availability before travelling to view any property. Pictures do not necessarily imply that an item shown is included in a sale. Wide angle imaging is used to include greater detail than a standard camera lens.

THESE DETAILS ARE BELIEVED TO BE CORRECT BUT THEIR ACCURACY IS NOT GUARANTEED & THEY DO NOT FORM PART OF ANY CONTRACT

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