



4 Holly Court

Storrington | West Sussex | RH20 4PE

Situated within easy distance of all village amenities and on a bus route is this 2 bedroom first floor purpose built flat with attractive communal gardens. Accommodation comprises: sitting room/dining room with views towards the South Downs, sun room, main bedroom, bedroom two/dining room, bathroom and separate w.c. Outside there is a communal parking area. The property could benefit from modernisation and updating.

Communal Entrance Communal door with stairs up to first floor communal landing, shelved storage cupboard, wooden personal door to:

Entrance Hall Meter cupboard, night storage heater, access to insulated loft space with pull down ladder, overhead cupboard, built-in storage cupboard.

Sitting Room/Dining Room 16' 10" x 11' 5" (5.13m x 3.48m) Double glazed window to front with views towards the South Downs, space for electric fire, two night storage heaters, 2 wall light points, double glazed door to:

Sun Room 10' 0" x 5' 7" (3.05m x 1.7m) Double glazed window to front, exposed brick walling to one side.

Kitchen 10' 2" narrowing to 4' 4" x 7' 9" narrowing to 5' 9" (3.1m x 2.36m) 'L' shaped room, double glazed window to front with views towards the South Downs, part tiled walls, lino flooring, range of wall and base cupboards, space for electric cooker, space for tall fridge/freezer, laminate work surface.

Bedroom One 13' 11" narrowing to 11' 11" x 11' 5" (4.24m x 3.48m) Dual aspect room with double glazed picture window to rear and double glazed window to side, built-in sliding wardrobe cupboards with hanging rails and shelving, night storage heater.

Bedroom Two/Dining Room 10' 2" narrowing to 8' 6" to front of wardrobes" x 10' 0" (3.1m x 3.05m) Double glazed picture window to rear, night storage heater, built-in sliding wardrobe cupboards with hanging rail and shelving, two wall light points.

Bathroom Panel enclosed bath, wall-mounted hand held shower unit with curtain and rail, double glazed obscured window, wall-mounted wash hand basin, part tiled walls, airing cupboard with wall-mounted small heater and shelving, wall-mounted heated towel rail.

Separate W.C. Double glazed obscured window, push flow w.c.

Outside

Communal Gardens Attractive communal gardens surround the flats with seating, gated access to main road for ease to shops.

Parking Parking area available at the rear.

Agents Note Lease details - 999 year lease, 943 years remaining. Maintenance details - £100 per month, paid quarterly by DDR - this includes £2 ground rent and buildings insurance.

EPC Rating: Band E.



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