



## 8 Manor Court

Church Street | Storrington | RH20 4LH

A one bedroom ground floor purpose built apartment with own private entrance, conveniently located in the heart of the village. Internally, the property has been subject to extensive renovation throughout with brand new kitchen, bathroom, redecorated, new carpets and double glazed windows and gas fired central heating. Outside, the rear of the property overlooks a communal garden space with single garage in nearby block.



**Entrance** Own private front door to:

**Entrance Hall** Radiator.

**Sitting Room** 15' 11 maximum" x 13' 5 maximum" (4.85m x 4.09m) Two radiators, double glazed window with recessed bay overlooking enclosed area of communal garden, wall lights.

**Re-Fitted Kitchen** 6' 9" x 6' 5" (2.06m x 1.96m) Range of wall and base units with inset one and half bowl single drainer sink unit, space and plumbing for washing machine, part tiled walls, fan assisted oven with four ring hob and extractor over, cupboard housing newly installed boiler, range of working surfaces, double glazed window, oak style flooring.

**Double Bedroom** 13' 5 maximum" x 9' 5" (4.09m x 2.87m) Radiator, double glazed window overlooking enclosed courtyard garden.

**Re-Fitted Shower Room** Walk-in double shower with fitted shower attachment, push flow w.c., inset wash hand basin with toiletries cupboards under, fully tiled walls.

## Outside

**Communal Gardens** Area of communal gardens directly in front of the property enclosed by brick walling.

**Attached Single Garage** 14' 9" x 7' 3" (4.5m x 2.21m) In nearby block.

**Lease Details** Lease is 999 years from 25th December 1973. The service charges are £338.91 per quarter

**EPC Rating:** Band C.



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

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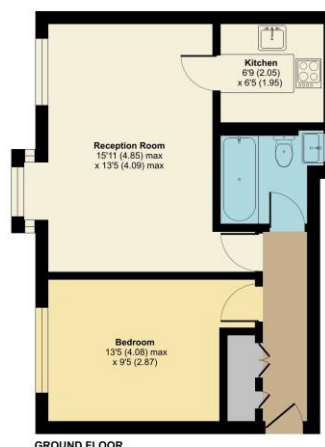
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## Church Street, Storrington, Pulborough, RH20

Approximate Area = 448 sq ft / 41.6 sq m  
Garage = 107 sq ft / 9.9 sq m  
Total = 555 sq ft / 51.5 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced for Fowlers Estate Agents REF: 1302809

## 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.
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