




Guide Price £575,000

A beautifully designed three bedroom home set in the desirable retirement development of Orchard Gardens.

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- ▶ **Sitting room with feature fire place**
- ▶ **Garden room**
- ▶ **Principle bedroom with en-suite and balcony**
- ▶ **Third bedroom / study**
- ▶ **Courtyard garden & South Down views**
- ▶ **Dining room**
- ▶ **Bespoke kitchen**
- ▶ **Double guest room**
- ▶ **Garage en-bloc**
- ▶ **Beautifully manicured communal gardens**

A retirement development for the over 55's, close to all the village amenities which was built by Beechcroft less than 10 years ago. On entering there is a feeling of space with high ceilings and an entrance hall, cloakroom with space for utility appliances and an under stairs storage cupboard plus a coats closet. The sitting room has an electric feature fireplace and double doors to dining room which has further double doors to the sun room and access to the kitchen. The kitchen has been re fitted with high end appliances including a double oven, dishwasher, induction hob, integrated fridge/ freezer with cupboards and Corian work tops.

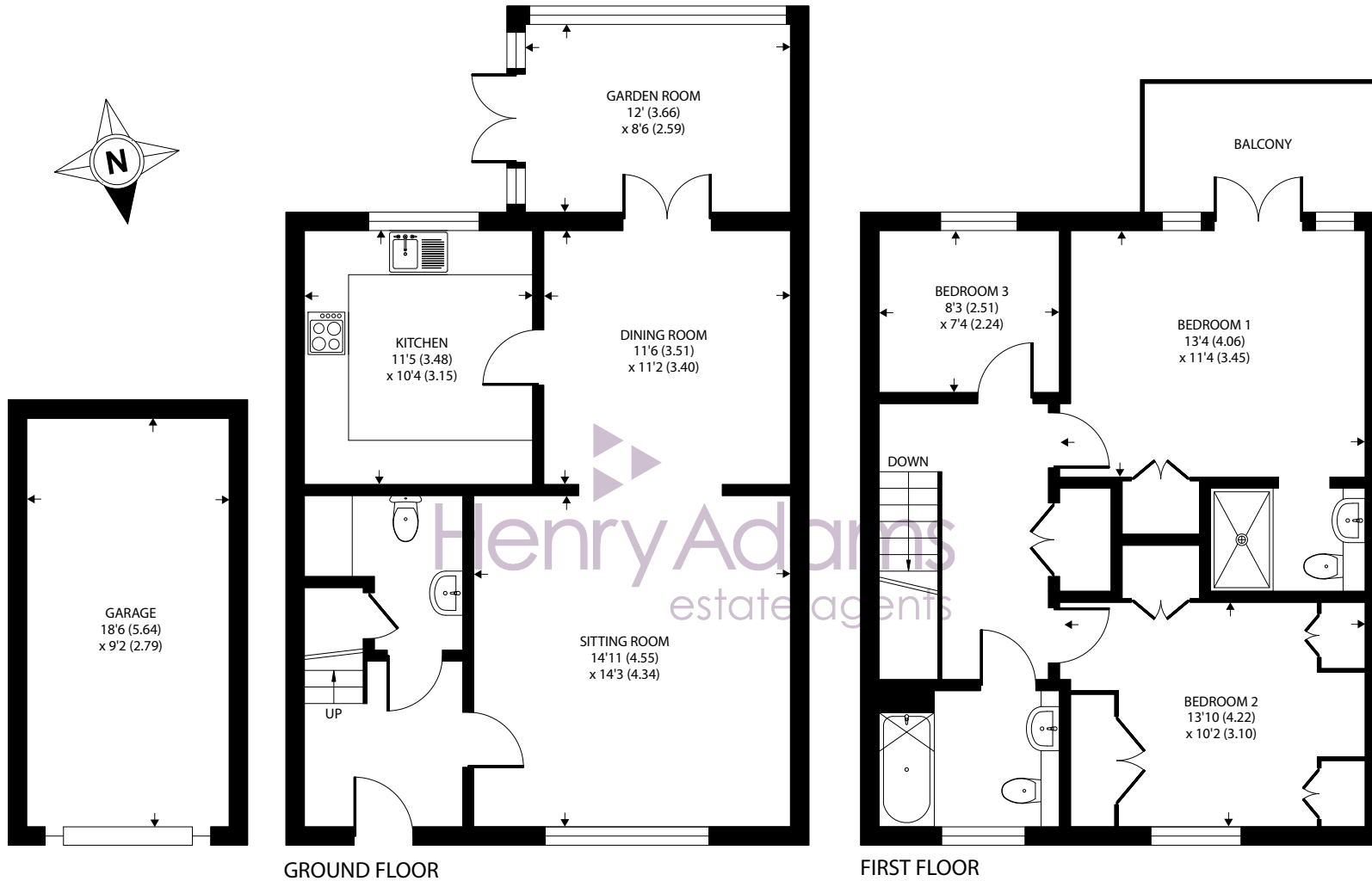
The property benefits from gas fired central heating distributed to radiators on the first floor and under floor heating to the ground floor.

On the first floor there are two double bedrooms, the main having a balcony and en-suite shower room and fitted wardrobe, bedroom two also being a double room with fitted wardrobes. Bedroom three is an ideal single bedroom or study and completing the first floor is a modern bathroom. The loft is a large space and has been insulated and boarded with a very useful pull down ladder.

Externally the grounds are maintained beautifully and there is a small private patio terrace. The house also benefits from a single garage en-bloc.

The property is being sold with the advantage of no on-ward chain and share of freehold (currently being purchased).





Approximate Area = 1300 sq ft / 120.7 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1470 sq ft / 136.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Storrington Village lies in the lea of the South Downs and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis and squash club and not forgetting the South Downs for walking, cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24.

