



3 Orchard Gardens

Church Street | Storrington | West Sussex | RH20 4EP

A beautifully presented home set within this select, age restricted (over 55's) estate, close to the heart of the village and within walking distance to the shops and amenities. The estate also benefits from views towards the South Downs and St Mary's Church. The well planned internal accommodation comprises: sitting room, dining room, garden room, kitchen with integrated range of appliances, underfloor heating to the ground floor, superb en-suite and large balcony to the main bedroom with en-suite to bedroom two. Outside, they have their own private garden, communal gardens, resident's parking and garage in nearby block. The property also benefits from owning a share of the Freehold interest.

Entrance Double glazed panelled front door to:

Entrance Hall

Ground Floor Cloakroom Push flow w.c., wall-mounted wash hand basin, tiled flooring, utility cupboard housing space and plumbing for washing machine and tumble dryer, built-in storage cupboard.

Sitting Room 15' 11" x 12' 0" (4.85m x 3.66m) Delightful outlook over gardens and towards the Church, double glazed windows, feature fireplace with limestone surround and recessed electric log effect fire, archway with glazed double doors leading to:

Dining Room 11' 5" x 9' 5" (3.48m x 2.87m) Door to:

Kitchen 11' 3" x 9' 9" (3.43m x 2.97m) Extensive wall and base units, one wall unit housing the boiler. There is a range of integrated appliances, including Bosch single fan assisted oven/grill with an additional combination oven/microwave above, Smeg integrated fridge/freezer with a further built in under counter Bosch freezer. In addition, there is an inset Bosch four ring gas hob with extractor fan above. The kitchen has a range of granite working surfaces, including a groove drainer, and a one and a half bowl stainless steel sink with a swan neck mixer tap.

Garden Room 11' 1" x 8' 7" (3.38m x 2.62m) Leading from dining room, tiled flooring, dual aspect with windows overlooking gardens and French doors leading out to stone terrace and garden.

Stairs to:

First Floor Landing Access to loft space, shelved linen cupboard housing pressurised cylinder, radiator.

Main Bedroom 12' 3" x 11' 5" (3.73m x 3.48m) Built-in wardrobe cupboards, radiator, double doors to:

Balcony Views towards the South Downs.

En-Suite Bathroom Folding glass and chrome screen with fitted independent shower unit, part tiled walls, inset wash hand basin with toiletries drawers under, push flow w.c., heated chrome towel rail, tiled flooring, shaver point.

Bedroom Two 11' 9" x 11' 4" (3.58m x 3.45m) Range of built-in wardrobe cupboards, radiator, double glazed windows, door to:

En-Suite Shower Room Folding glass and chrome screen with fitted independent shower unit, push flow w.c., inset wash hand basin with toiletries drawers under, tiled flooring, shaver point, heated chrome towel rail.

Outside Outside is a small garden to the rear of the property with established shrubs and hedge borders and a patio area perfect for outdoor seating. The property also benefits from the use of the estate's well maintained communal grounds. There is a single garage en bloc and additional free resident parking in the adjacent car park.

Lease Details Lease details: 999 year lease from 2013. Ground rent: Zero/peppercorn. Quarterly service charge: £1,031.00

Services All mains are connected. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1000 Mbps.

Directions 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:
<https://what3words.com>
[///slower.tarred.slyly](https://slower.tarred.slyly)

Agents Note The property also benefits from owning a share of the Freehold interest.

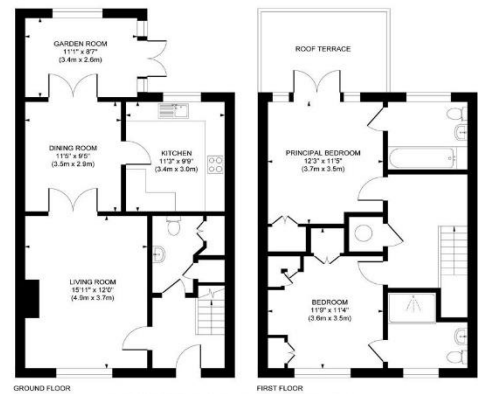
EPC Rating: Band B.



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Approximate Gross Internal Area
1191 sq. ft. / 110.87 sq. m.



Important Notice

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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,

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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.
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