



2 Greenacres Park | Hurston Lane | Storrington | West Sussex | RH20 4HH

**FOWLERS**  
ESTATE AGENTS



## 2 Greenacres Park

Hurston Lane | Storrington | West Sussex | RH20 4HH

£1,225,000

Greenacres Park is a collection of six exceptional homes located in Hurston Lane, Storrington. Constructed by Simon Patience New Homes, number 2 Greenacres Park is a spacious and contemporary detached five bedroom home. The home benefits from open plan living with living room, dining room and kitchen with utility, as well a snug/study. There is also a ground floor cloakroom. To the first floor there are en-suite facilities to the main bedroom and bedroom five, with a separate family bathroom to complete the accommodation. Outside there is off road parking and a detached double garage with hobbies/storage space above. All homes have air sourced heat pumps with underfloor heating downstairs.

- Development of six detached Homes
- Set in a leafy lane
- Open plan Living accommodation
- Living Room/Dining Room/Kitchen
- Snug/Study
- Ground Floor Cloakroom
- En-suite facilities to Bedrooms 1 and 5
- Family Bathroom
- Underfloor Heating downstairs
- Air sourced heat pumps
- Off-road Parking
- Detached Double Garage
- Ready to move into
- Front and Rear Gardens
- Early viewing advised
- Easy distance to Storrington village

**Entrance** Double glazed front door to:

**Entrance Hall** Understairs storage cupboard housing controls for underfloor heating.

**Ground Floor Cloakroom** Low level flush w.c., wall-mounted wash hand basin, tiled flooring.

**Open Plan Sitting Room/Dining Room/Study**

29' 2" x 14' 11" (8.89m x 4.55m)

**Sitting Room/Dining Room Area** Recessed fireplace, laminate flooring, zoned areas with triple aspect double glazed windows, bi-folding doors leading to terrace and gardens.

**Study/Snug Area** 11' 11" x 7' 9" (3.63m x 2.36m)

**Kitchen/Day Room** 21' 11" x 13' 10" (6.68m x 4.22m) Range of wall and base units with 'Bosch' integrated appliances comprising: fan assisted electric oven, separate grill, fridge and freezer, central island with quartz stone working surfaces and under seating, inset five ring 'Bosch' Induction hob with extractor over, integrated wine cooler, recessed area suitable for housing 'Siemens' American style fridge/freezer, integrated dishwasher, bi-folding doors leading to terrace and gardens.

**Utility Room** 8' 11" x 6' 2" (2.72m x 1.88m)

**Stairs to:**

**Spacious First Floor Landing** Access to loft space.

**Bedroom One** 15' 2" x 11' 6" (4.62m x 3.51m) Radiator, double glazed windows, door to:

**En-Suite Shower Room** Fitted independent electric shower unit with sliding glass and chrome screen, heated chrome towel rail, push flow w.c., tiled flooring, part tiled walls, extractor.

**Bedroom Two** 13' 5" x 10' 8" (4.09m x 3.25m) Radiator, dual aspect double glazed windows, door to:

**Bedroom Three** 11' 8" x 10' 3" (3.56m x 3.12m) Radiator, double glazed windows.

**Bedroom Four** 12' 10" x 9' 3" (3.91m x 2.82m) Radiator, double glazed windows.

**Bedroom Five** 11' 7" x 10' 4" (3.53m x 3.15m) Radiator, double glazed windows.

**En-Suite** Fully enclosed shower cubicle with folding glass and chrome screen with fitted shower attachment, tiled flooring, heated chrome towel rail, wall-mounted wash hand basin with toiletries cupboards under, shaver point.

**Family Bathroom** Inset bath with monobloc taps, wall-mounted wash hand basin with toiletries drawers under, low level flush w.c., shaver point, part tiled walls, heated chrome towel rail.

**Outside**

**Front Garden** Extensive paved driveway leading to:

**Detached Double Garage** Automatic roller door with power and light, outside security lighting, access to hobbies/storage room.

**Rear Garden** Paved terraced area, mainly laid to lawn, screened by brick walling.

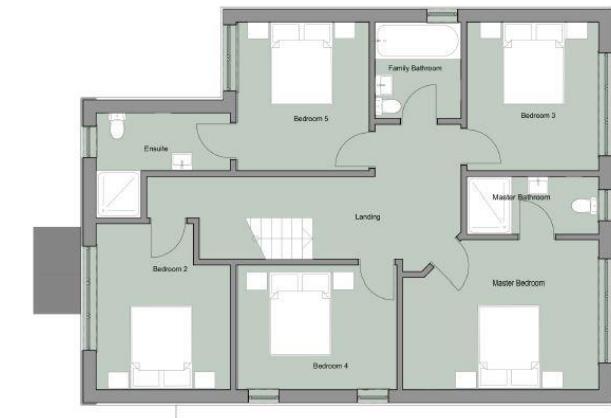
**Greenacres Park** Set at the foot of the South Downs in the charming village of Storrington, Greenacres Park is a boutique development of just six beautifully crafted family homes. Designed for modern living yet nestled within a tranquil leafy setting, these homes combine elegant design with uncompromising quality.

Whether you're seeking a place to grow, relax or simply enjoy the best of country living with urban convenience, Greenacres Park is your perfect address.

**Maintenance tbc**

**Specifications** All homes have air sourced heat pumps with underfloor heating downstairs, appliances are 'Bosch' with stone work tops and all utilities come with back doors to outside. There is a 10 year NHBC warranty with a 2 year customer care. Outside, there are electric sensor entrance gates. All further specifications to the homes can be found in the brochure.





Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ [www.fowlersonline.co.uk](http://www.fowlersonline.co.uk) [storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk) 01903 745844

#### 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.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

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.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.

*"We'll make you  
feel at home..."*

Managing Director:  
Marcel Hoad

