

10 Orchard Gardens, Storrington - RH20 4FP

Guide Price £575,000

Henry Adams
estate agents









10 Orchard Gardens, Storrington

- Sitting room with feature fireplace
- Dining room
- Sun room
- Kitchen
- Principal bedroom with fitted wardrobes, en-suite and balcony
- Double guest bedroom with fitted wardrobes
- Third bedroom / study
- Garage en-bloc
- Courtyard garden
- Beautifully manicured communal gardens

A retirement development for the over 55's, close to all village amenities which was built by Beechcroft. On entering there is a feeling of space with high ceilings and an entrance hall, cloakroom with space for utility appliances and understairs storage cupboard plus additional coat cupboard. 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 is fitted with high end appliances including double oven, dishwasher, gas hob, integrated fridge / freezer, with ample cupboards and granite work surfaces.

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

On the first floor there are two double bedrooms, the main having a balcony and en-suite shower room and fitted wardrobes and bedroom two also being double with fitted wardrobes. Bedroom three is an ideal single bedroom or study and completing the accommodation is a modern bathroom.

Externally the grounds are maintained beautifully and there is a small private patio terrace. There is a single garage en-bloc.

The property is being sold with the advantage of no forward chain and an internal inspection is recommended to appreciate the quality of the finish and the space of the property.

Service charges - £1,029.95 due quarterly, £4,119.80 per annum.

Storrington village lies in the lea of the South Downs National Park 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 Chanctonbury Leisure Centre for fitness classes and activities, Storrington football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or 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. The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Pulborough Brooks. The area also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast. Community Minibus Association (West Sussex) offers members a service providing shopping trips to supermarkets, social outings, visits to nearby towns. On Friday mornings at Storrington Village Hall is the Storrington Community Market offering local produce and crafts.

Council Tax band: E

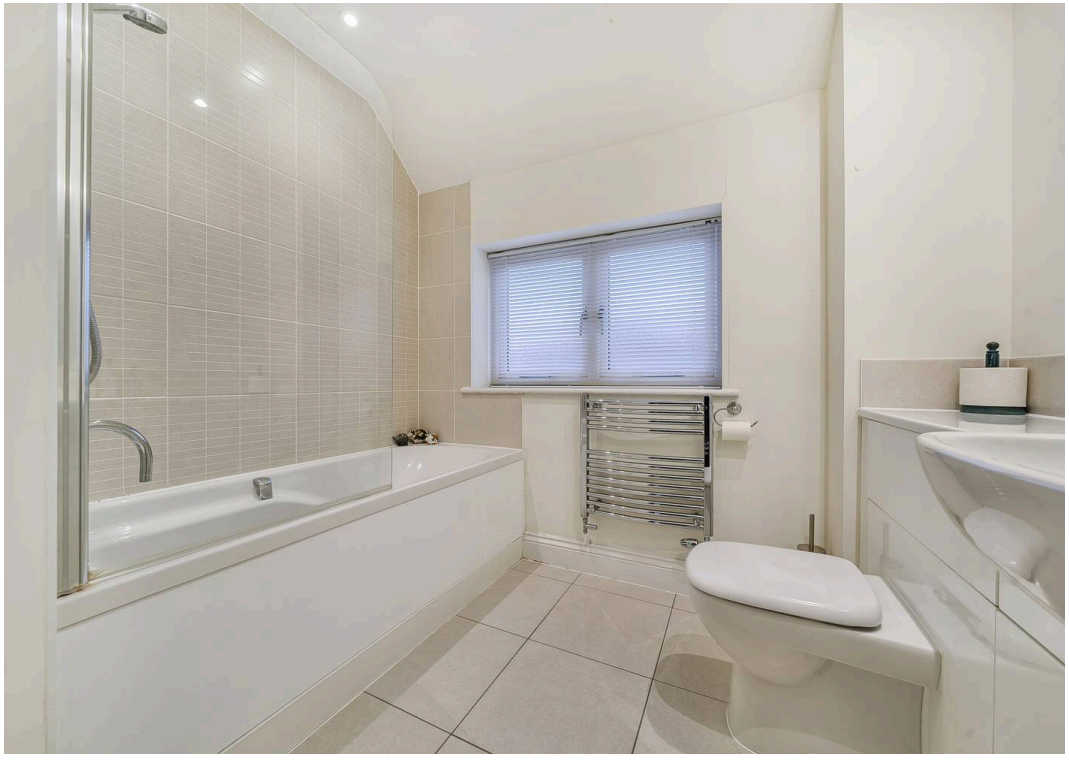
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C



















Approximate Area = 1363 sq ft / 126.6 sq m
Outbuilding = 157 sq ft / 14.5 sq m
Total = 1520 sq ft / 141.1 sq m
For identification only - Not to scale

Henry Adams - Storrington

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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.