



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

 **FOWLERS**
ESTATE AGENTS



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£1,195,000

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.





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



Managing Director:
Marcel Hoad

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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.
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