



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

 **FOWLERS**
ESTATE AGENTS



1 Greenacres Park

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£825,000

Greenacres Park is a collection of six exceptional homes located in Hurston Lane, Storrington. 1 Greenacres is an elegant three bedroom detached home and comprises: living room, open plan kitchen/dining room/day room, downstairs cloakroom to the ground floor. On the first floor there is a main bedroom of 17'4 x 9'0 with an en-suite shower room and a family bathroom. Outside, the property comes with a double garage with automatic roller doors and a parking for three vehicles. Early viewing is advised.

- Detached Family Home
- Six exceptional homes
- Three Bedrooms
- Living Room
- Open Plan Kitchen/Dining/Day Room
- Downstairs Cloakroom
- Main Bedroom of 17'4 x 9'
- En-suite Shower Room to Bedroom One
- Family Bathroom
- Situated in a lane location
- Parking for three vehicles
- Front Garden with ranch fencing
- Westerly facing rear Garden
- Ready to move into
- Detached Double Garage
- Early Viewing Advised

Entrance uPVC double glazed front door to:

Entrance Hall Understairs storage cupboard, cupboard housing pressurised cylinder and controls for underfloor heating.

Ground Floor Cloakroom Low level push flow w.c., radiator, inset wash hand basin with monobloc tap and drawers under.

Sitting Room 14' 4" x 10' 10" (4.37m x 3.3m) Recessed double glazed window bay.

Open Plan Kitchen/Dining/Day Room

Kitchen Area 12' 7" x 8' 2" (3.84m x 2.49m) Extensive range of wall and base units with integrated fan assisted 'Bosch' appliances with built-in oven and separate grill, inset five ring Induction hob with extractor over, dishwasher, space and plumbing for washing machine and tumble dryer, range of quartz stone working surfaces, inset stainless steel sink with swan neck tap and groove drainer, double glazed windows overlooking rear garden, integrated fridge/freezer, bi-folding double glazed doors leading to paved terrace and gardens.

Dining/Day Room Area 19' 6" x 10' 10" (5.94m x 3.3m)

Stairs to:

First Floor Landing Built-in storage cupboard.

Bedroom One 17' 4" x 9' 0" (5.28m x 2.74m) Radiator, double glazed windows, TV point, door to:

En-Suite Shower Room Enclosed shower with fitted independent shower unit, wall-mounted wash hand basin, low level push flow w.c., wall-mounted chrome towel rail, part tiled walls.

Bedroom Two 11' 9" x 10' 8" (3.58m x 3.25m) Radiator, double glazed windows.

Bedroom Three 12' 8" x 9' 5" (3.86m x 2.87m) Radiator, double glazed windows.

Family Bathroom Inset bath with monobloc taps, wall-mounted wash hand basin with monobloc tap with toiletries cupboards under, push flow w.c., part tiled walls, shaver point, heated chrome towel rail, extractor, concealed spot lighting, double glazed window, tiled flooring.

Outside

Front Garden Mainly laid to lawn enclosed by ranch fencing, paved footpath.

Rear Garden Being westerly facing enclosed by brick walling, large paved terrace area, lawned area, offering a high degree of privacy, outside electrical point, direct access with door leading to:

Detached Double Garage Automated roller doors, power and light, ample power sockets.

Parking Additional brick paved parking area for three vehicles.

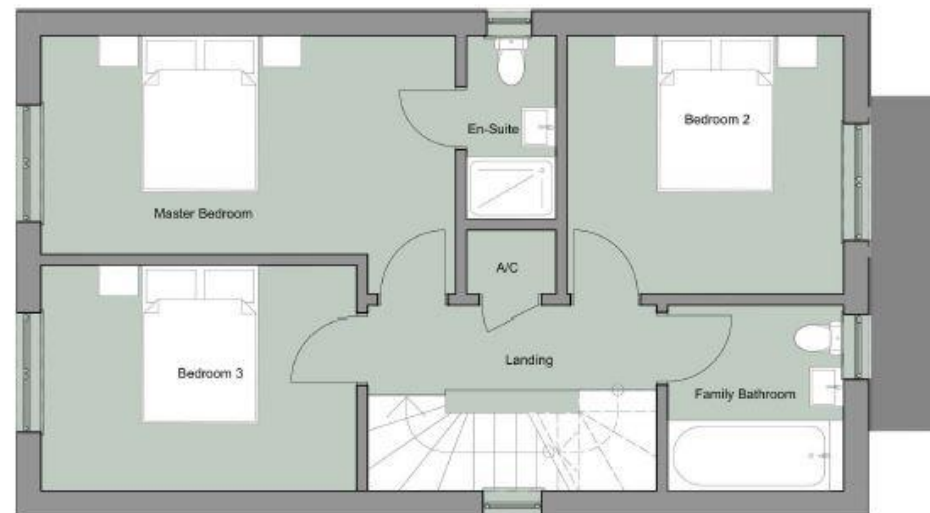
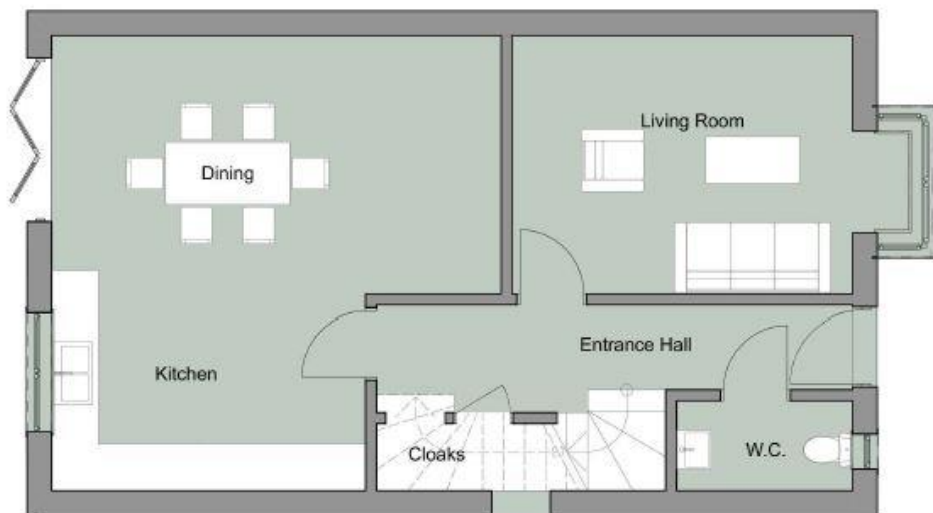
Maintenance Charge tbc

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.

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.





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

Managing Director:
Marcel Hoad



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, garaging and conservatories etc.

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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.

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