



3, Orchard Gardens, Storrington, West Sussex RH20 4FP



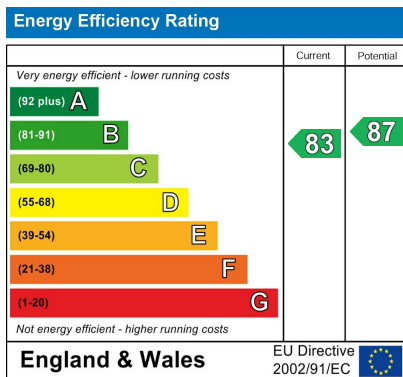


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Guide Price £525,000 Share of Freehold



- FULLY MAINTAINED COMMUNAL GROUNDS SURROUND THE PROPERTY
- PEACEFUL VILLAGE CENTRE SETTING
- CLOSE TO LOCAL AMENITIES
- GARAGE AND PARKING
- AGE RESTRICTED DEVELOPMENT FOR THOSE 55 YEARS AND OVER
- SMALL REAR GARDEN AND COMMUNAL GROUNDS BEYOND



Accommodation

Entrance hall * Sitting room * Dining room * Garden room * Kitchen * W/C * Stairs to first floor landing * Principal bedroom with roof terrace and ensuite bathroom * Second bedroom with ensuite shower room * Private rear garden * Communal grounds * Parking * Garage en-bloc * EPC rating B

Directions

What3words:///slower.tarred.slyly

The Property

Tucked away a short distance from Storrington High Street, this attractive terraced home enjoys a peaceful village centre setting while remaining within easy reach of Storrington's shops, cafe's and amenities. The property forms part of a well-maintained, age restricted estate (55 years and over) of just twenty-five homes and is surrounded by fully maintained communal grounds. Stepping inside, you are greeted by a practical entrance hall which provides access to a WC/utility area, understairs cupboard and leads through to the main living accommodation. Positioned to the front of the house, the sitting room is bright and inviting, with a pleasant outlook across the communal grounds and the picturesque St. Mary's Church beyond. A feature fireplace provides a focal point, while double doors open through to the dining room. The dining room sits nicely at the heart of the home and is well suited to entertaining, with ample room for a dining table and furniture. From here, double doors lead into the garden room, a light-filled space that enjoys views over the garden and offers a lovely spot to relax throughout the year. French doors open out onto the patio, creating an easy connection between indoor and outdoor living. Also accessed from the dining room is the kitchen, which has been thoughtfully arranged with a range of sleek cabinetry, generous worktop space and integrated appliances. A gas hob, chrome inset sink and practical layout make this a highly functional yet stylish kitchen for everyday use. Underfloor heating runs throughout the ground floor of the property. Rising to the first floor, the landing is spacious and gives access to both bedrooms. The principal bedroom is particularly impressive, featuring built-in wardrobes and double doors that open onto a private roof terrace. From here, there are far-reaching views across the South Downs, providing a peaceful retreat and a real highlight of the property. The bedroom is further enhanced by a modern ensuite bathroom with an overhead soaker shower. The second bedroom is also a well proportioned double, benefiting from built-in storage and its own ensuite walk-in shower, making it ideal for guests or visiting family while maintaining privacy and comfort.

Outside

Outside is a small rear garden area with established shrub and hedge borders and a patio area perfect for outdoor seating. The property also enjoys access to communal grounds to the front and surrounding areas. There is a single garage en bloc, along with free resident parking available within the adjacent public-use car park.



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Situation

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

Sporting and Recreation

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

Services

All mains are connected. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1000 Mbps. Lease details: 999 year lease from 2013. Ground rent: Zero/peppercorn. Quarterly service charge: £1,031.00

Council Tax

Council Tax Band D. Please contact Horsham District Council on (01403) 215100

In The Know

Not all of our properties are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: enquiries@glproperty.co.uk

Disclaimer

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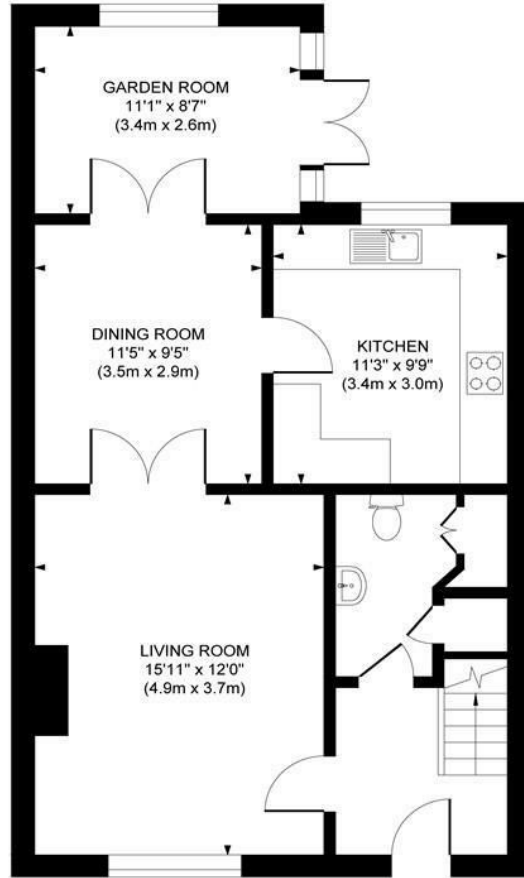


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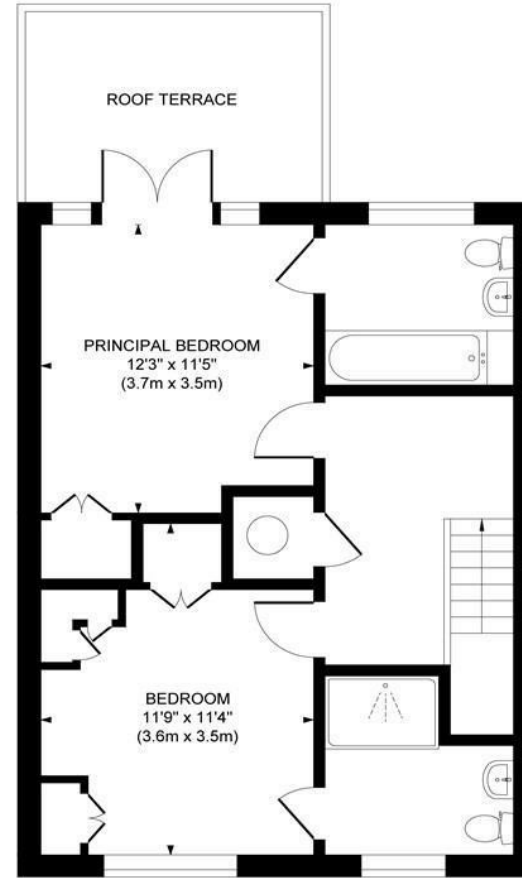
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Approximate Gross Internal Area
1193 sq. ft / 110.87 sq. m



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements