



## 18 Chanctonbury Walk

Storrington | West Sussex | RH20 4LT

A two bedroom ground floor flat situated in this extremely sought after retirement block in picturesque Church Street. This private development was constructed by Waites in 1989 and there is an age restriction on the close to occupation of 55 years and over. Properties rarely become available on this development.

**Communal Entrance Porch Door** leading to:

**Communal Entrance Hall** Own private front door to:

**Entrance Hall** Built-in shelved storage cupboard, shelved linen cupboard.

**Sitting Room 19' 0" x 14' 5" (5.79m x 4.39m)** Feature Adams style wooden fire surround with marble hearth, double glazed window, wall-mounted entry phone system.

**Kitchen 8' 10" x 6' 7" (2.69m x 2.01m)** Range of wall and base units, inset four ring electric hob with extractor over, built-in stainless steel fan assisted and electric grill, space and plumbing for washing machine, integrated dishwasher, stainless steel single drainer sink unit, double glazed windows, integrated fridge/freezer.

**Bedroom One 16' 9" x 11' 2" (5.11m x 3.4m)** Wall-mounted electric heater, built-in wardrobe cupboards, double glazed windows.

**Bedroom Two 9' 6" x 6' 11" (2.9m x 2.11m)** Wall-mounted electric heater, double glazed window.

**Shower Room 6' 7" x 6' 7" (2.01m x 2.01m)** Walk-in shower with folding seat and fitted independent shower unit and hand rail, pedestal wash hand basin, w.c., heated chrome towel rail, part tiled walls, double glazed window, extractor fan.

**Communal Areas** The parking is one space reserved for the resident and extra for visitor parking, attractive communal gardens and courtyard areas maintained to a high standard.

#### Maintenance and Lease

Maintenance cost are £3,920 per year.

Invoiced at 50% in June and January.

Ground Rent is £50 per year, not due to increase until 2031.

Lease renews on sale 99 years.

**EPC Rating:** Band D.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

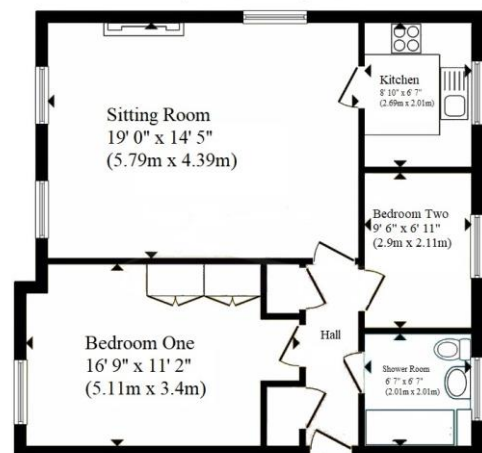
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Total floor area 63.5 sq.m. (684 sq.ft.) approx

#### 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.

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