



19 Holly Court

Storrington | West Sussex | RH20 4PE

We are pleased to bring to the market this well presented one bedroom ground floor flat situated in popular Holly Court. Located within easy distance of the village centre with all its amenities including Waitrose, Costa Coffee and various local shops, pubs and tea rooms. The property has been updated since the owner moved in 8 years ago, including re-fitted kitchen and bathroom, newly fitted Sharps bedroom furniture and new carpeting to the hall, sitting room and bedroom. The property also has an outside patio area suitable for small potting shed with gated access to the communal gardens. A parking space is connected to the property but new owners must pay £50 to take it over plus there are visitor parking spaces as well. The communal gardens are well stocked with a mixture of flowers and shrubs.

Communal Entrance Double glazed door to:

Communal Entrance Hallway Leading to:

Private Entrance Own private wooden front door with wooden side panels, leading to:

Entrance Hall Airing cupboard housing hot water system, door to:

Sitting Room 16' 7 maximum" x 14' 6 maximum" (5.05m x 4.42m) Double aspect room with double glazed window to side, part panelled walls with space for electric fire and surround, Dimplex night storage heater, cupboard housing electric meters and built-in wooden shelving above, aerial socket, double glazed sliding patio doors leading onto private patio area.

Kitchen 10' 7" x 7' 10" (3.23m x 2.39m) Dual aspect room with double glazed windows, range of wall and base units with soft closing drawers and cupboards, laminate working surfaces, space for slim-line dishwasher, wall-mounted fan, outside light, free-standing night storage heater, free-standing electric cooker with extractor fan above, stainless steel single drainer sink unit, integrated fridge and freezer.

Bedroom 13' 1 maximum" x 10' 11 maximum" (3.99m x 3.33m) Wall-mounted Dimplex night storage heater, free-standing 'Eldom' digital controlled heater, various plug sockets, aerial socket, part panelled walls, range of 'Sharps' built-in wardrobe cupboards, two double glazed windows.

Bathroom Panel enclosed 'Hip' bath with hand held shower attachment and folding shower screen, heated ladder towel rail, wall-mounted wash hand basin, low level flush w.c., obscured double glazed window.

Outside

Own Private Patio Area Enclosed by wooden balustrades, with astro turf, space for pot plants, suitable for housing small tool/potting shed, space for small table, gate leading out to communal gardens, views towards the South Downs.

Communal Gardens Well kept and manicured communal gardens for the benefit of residents.

Visitor Parking There are a number of visitor spaces available.

Parking Parking space is available to apply for at a cost of £50 to any new resident.

Amenities There is a footpath leading directly to the main road where there is a TESCO express and garage. Main shops are in located in the centre of Storrington village with Waitrose, Costa Coffee, Boots, HSBC Bank and various other local shops, pubs and coffee shops.

Lease Details - 990 years approximately remaining.

Maintenance Charges Maintenance charges of £114 per month which includes buildings insurance, looking after the grounds and parking areas.

EPC Rating: Band E



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

www.fowleronline.co.uk

storrington@fowleronline.co.uk

01903 745844



Holly Court, Storrington, Pulborough, RH20

Approximate Area = 515 sq ft / 47.8 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Registered. © Fowler 2023. Produced by Fowler's Estate Agents. REF: 1188742

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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,

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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.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.