



5 Orchard Gardens, Storrington - RH20 4FP

Guide Price £425,000

5 Orchard Gardens, Storrington

- A beautifully presented first floor retirement apartment in an exclusive development designed for the over 55's and close to village amenities
- Open plan reception space overlook landscaped communal gardens
- Sitting room with feature electric fire and double doors to balcony
- Kitchen with Bosch double oven and gas hob, integrated appliances and space for dining table
- Main bedroom with large picture windows, walk in wardrobe and en-suite bathroom with separate shower
- Second double bedroom with fitted wardrobes and additional shower room
- Garage en-bloc
- Share of freehold
- Service Charges £4126.56 per annum payable quarterly in advance ***

This beautifully presented two bedroom first floor retirement apartment is situated within an exclusive development designed for the over 55's and enjoys a prime position close to local village amenities. The property boasts an inviting open plan reception space that overlooks the landscaped communal gardens, providing a tranquil setting for every-day living.

The spacious sitting room features a stylish electric fire and double doors that open onto a private balcony, offering a perfect spot for relaxation. The contemporary kitchen is fitted with a Bosch double oven and gas hob, along with integrated appliances, and provides ample space for a dining table, making it ideal for both every-day meals and entertaining guests. The main bedroom is generously proportioned, benefiting from large picture windows that fills the room with natural light, a walk-in wardrobe for excellent storage, and a en-suite bathroom with both a bath and a separate shower for added convenience. The second double bedroom also offers fitted wardrobes and is served by an additional well-appointed shower room.

Further highlights of this exceptional apartment include gas central heating, double glazing throughout, and a garage en-bloc providing secure parking or extra storage. The property is offered with a share of the freehold, ensuring peace of mind and a strong sense of community within the development. This apartment is an outstanding opportunity for those seeking a comfortable, low-maintenance home in a friendly and well-maintained environment, with the added reassurance of being specifically tailored for the needs of the over 55's. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

Storrington is a charming village set at the foot of the South Downs National Park, offering a well-established range of amenities. These include a Waitrose, Costa Coffee, a variety of independent shops, and an HSBC branch. The village also benefits from a health centre and an excellent selection of sporting and leisure facilities. These include Chanctonbury Leisure Centre for fitness classes and activities, as well as local football, rugby, and tennis clubs. The surrounding South Downs provide outstanding opportunities for walking and cycling, alongside nearby beauty spots such as Sullington Warren and Sandgate Country Park.

The larger towns of Horsham and Worthing are approximately 15 and 11 miles away respectively, with convenient access to the A24. The wider area offers an extensive range of sporting and recreational facilities, including golf at West Sussex Golf Club, with additional courses at Cowdray Park Golf Club and Goodwood Golf Club. Of particular interest is the renowned RSPB Pulborough Brooks nature reserve. The area also supports a variety of bowls and cricket clubs, as well as gliding at nearby Parham. Cultural amenities include theatres in Chichester, Horsham, and Worthing, while sailing centres can be found all along the coast. The Community Minibus Association (West Sussex) provides a valuable service for members, offering shopping trips, social outings, and visits to nearby towns. In addition, Storrington Village Hall hosts a popular Community Market every Friday morning, where local produce and crafts are available.

Council Tax band: C

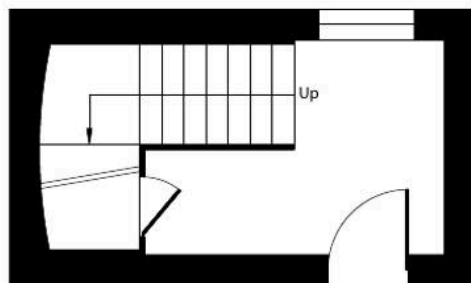
EPC: B

Tenure: Share of Freehold

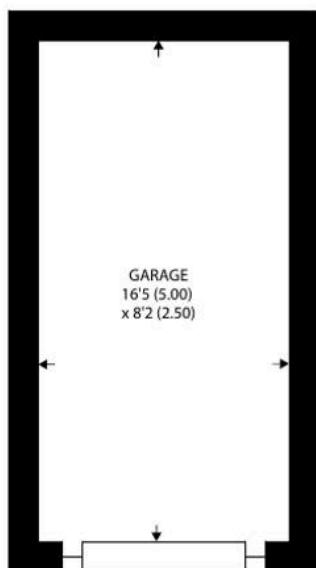
*** The service charge includes amounts for building insurance, window cleaning, exterior and all ground maintenance. Also included are the services of an estate manager. A service charge of £1031 is payable quarterly.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1307 sq ft / 121.4 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 1442 sq ft / 133.9 sq m

For identification only - Not to scale





Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535

storrington@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.