



## Storrington, West Sussex RH20

ID:64106

A delightful two double bedroom, two bathroom first floor apartment built by McCarthy and Stone conveniently positioned approximately two hundred metres from the amenities of Storrington High Street.

- \* Entrance hall \* Sitting/dining room \* Kitchen \* Principal bedroom \* En-suite bathroom
- \* Second double bedroom \* Wet room style shower room \* Communal facilities
- \* CCTV door entry system \* Communal Gardens \* No onward chain \* EPC rating B

Guide Price £325,000 Leasehold

# Storrington, West Sussex RH20

## Description

This two double bedroom, two bathroom apartment was built by McCarthy and Stone in approximately 2014 and is presented in excellent condition throughout. Being on the first floor, this spacious home has a light and airy feel with generous room sizes and storage.

The accommodation comprises secure entry system and communal areas with lift to the first floor and door into the apartment's entrance hall. To the right-hand side is the sitting/dining room with front aspect and doorway into the modern fitted kitchen with integral appliances including high level oven, fridge/freezer and electric hob. Off the entrance hall and to the rear of the apartment is the principal bedroom with en-suite bathroom. The second bedroom is also a double, which is served by the wet room style shower room. There is a large storage cupboard and linen cupboard housing hot water tank.

Foxmead Court comprises one and two bedroom apartments surrounded by landscaped gardens and features a delightful decked area overlooking the gardens and mature woodland. This can be found off the communal lounge and there is also a concierge desk, guest suite for visitors as well as a laundry room. There is a 24 hour emergency call out system and a camera access to both entrances.

## Outside

The development is set within communal landscaped gardens, which are beautifully maintained. There is parking to the front as well as visitors' parking and a separate entrance from Manley's Hill.

## 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 six miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, banks, primary schools and years seven and eight of Steyning Grammar School, churches, 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. 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

Mains electricity, water and drainage. Underfloor heating.

## Lease details

Lease approximately 125 years from 2014.

Ground rent and service charge is £356 per month. This includes heating and water for the property as well as other services.

## Directions

From the offices of GL & Co Estate Agents in the High Street, Storrington (A283) proceed in an easterly direction to the mini-roundabout and continue

straight over into Manley's Hill. Foxmead Court will be seen on the right-hand side.

## Council Tax

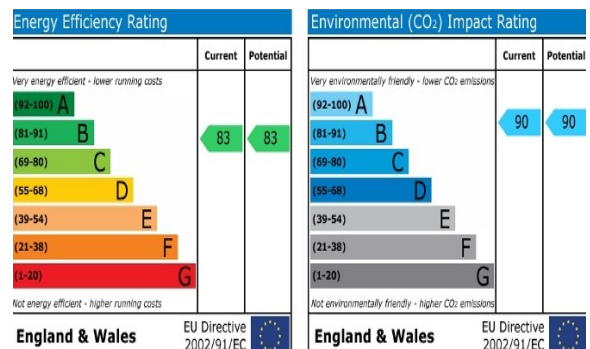
Council Tax Band D. Please contact Horsham District Council on 01403 215100.

## In the Know

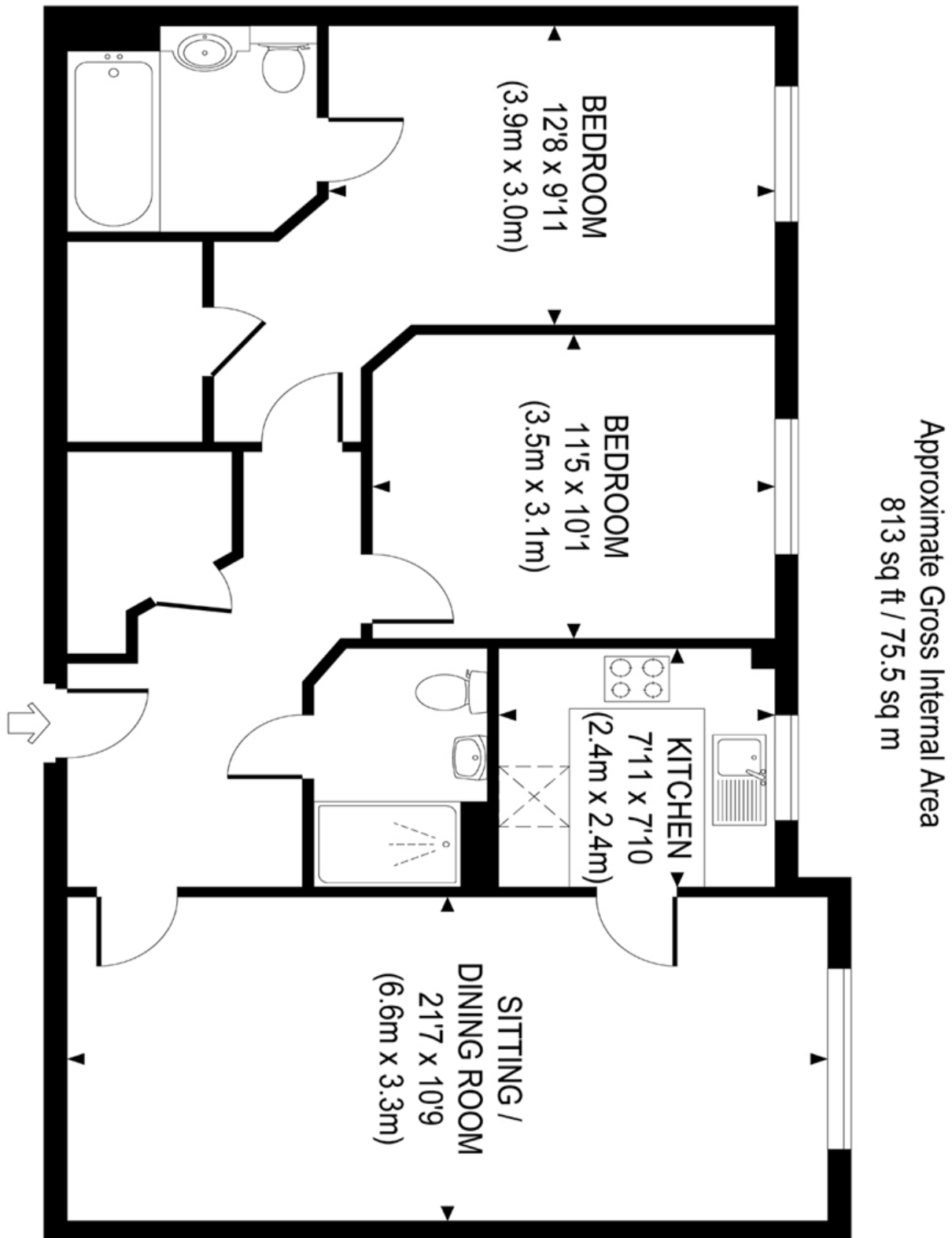
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## Viewing

Viewing strictly by appointment through GL & Co. Please telephone 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)







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