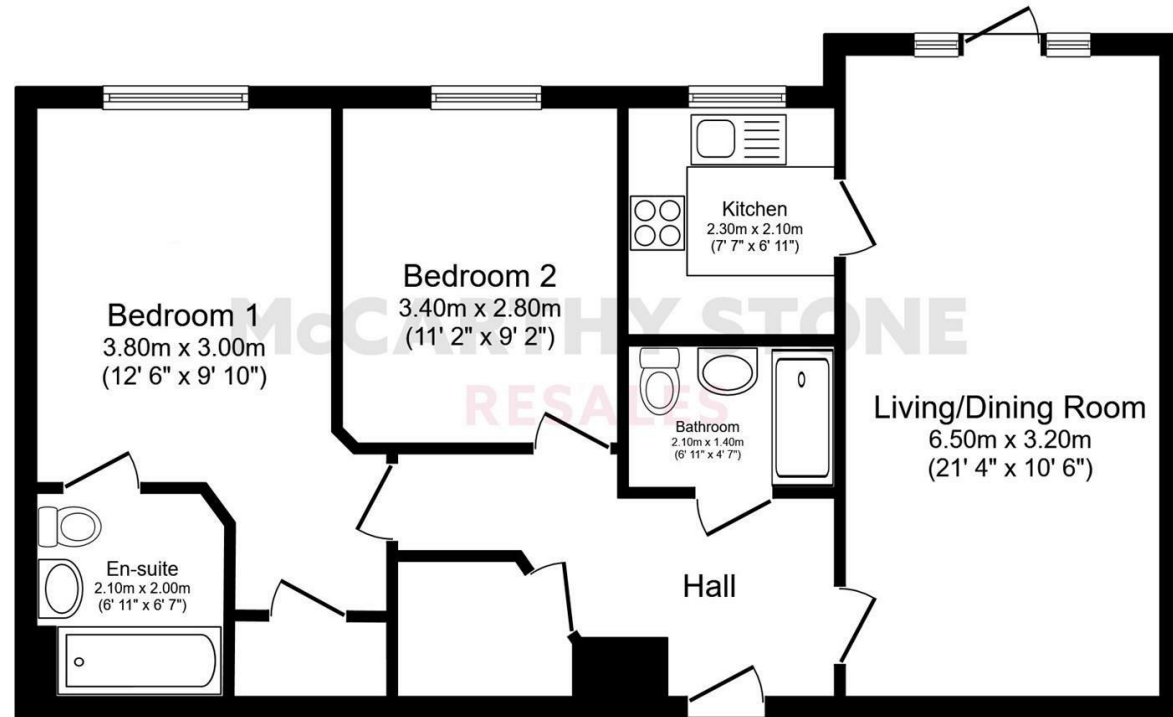


9 Foxmead Court

Meadowside, Pulborough, RH20 4FN



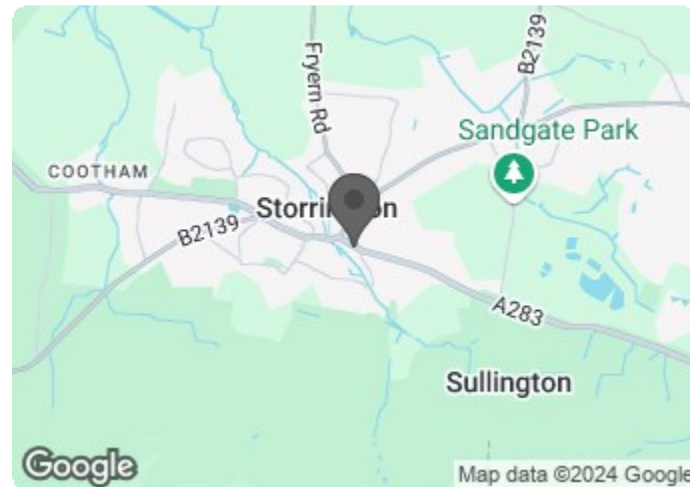
Total floor area 69.7 m<sup>2</sup> (750 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Asking price £335,000 Leasehold

A beautifully decorated two bedroom retirement apartment on the ground floor. LARGE PATIO AREA with ample space for furniture.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Call us on 0345 556 4104 to find out more.

# Foxmead Court, Meadowside, Storrington, Pulborough

2 bed | £335,000

Foxmead Court was built in 2013 and consists of 31 apartments. Designed for retirement living, communal facilities include a fully equipped laundry room, a lift to all floors and a mobility scooter area. There is a Homeowners lounge with doors leading to terrace surrounded by landscaped gardens. The c door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty.

Inside this beautifully presented apartment there are two spacious bedrooms, lounge, a fully fitted kitchen, bathroom and shower room.

Foxmead Court is located in the market town of Storrington which lies at the foot of the north side of the South Downs and the ambling River Stor, the development is located close to the High Street and all its amenities.

It is a condition of purchase that all Residents must be over the age of 60 years.

## Entrance hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room, kitchen and bathroom.

## Living room with patio

A bright and spacious living room with double doors opening onto a patio area. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

## Kitchen

With window over the sink. Fully fitted kitchen with tiled floor. Stainless steel sink with chrome mixer tap. Features include waist height oven, ceramic hob with extractor hood over and splashback and fitted fridge/freezer.

## Main bedroom

A beautifully decorated double bedroom with large windows that allow the sunlight to stream in. Spacious dressing room with plenty of hanging and storage space. Separate door leads to an en-suite bathroom. Ceiling lights, TV and phone point.

## En-suite bathroom

Fully tiled and fitted with suite comprising of bath. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## Second bedroom

Spacious second bedroom that could even be used as an office or hobby room. Ceiling lights and power points.

## Shower Room

Fully tiled and fitted with suite comprising of walk-in shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## Service charge

- 24-hour emergency call system
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas and heating to the apartment
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Cleaning of communal windows

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, under floor heating within the apartment, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £6,613.44 per annum (for financial year ending 31/03/2025)

## Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability

## Leasehold

Leasehold 125 Years from 2013  
Ground Rent: £495 per annum  
Ground Rent review date: Jan 2028

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

