



8 Strome Park

Washington Road | Storrington | West Sussex | RH20 4FJ

A light and airy two double bedroom ground floor apartment, being within close proximity to the amenities of Storrington as well as near-by National Trust land. This particular apartment is situated on the ground floor and set in a low rise block of just four apartments, which can be entered via the intercom system. A private door then leads into the apartment, which boasts nearly 800 sq.ft of accommodation and comprises superb sized sitting room with Juliet balcony and access onto a large balcony with views and outlook across towards the National Trust land. The apartment also benefits from a kitchen and a wet room with shower. Outside, there are well kept landscaped communal gardens. No forward chain.

Entrance Communal front door with own personal front door to:

Entrance Hall Video security entry system, wall-mounted electric heater, built-in storage cupboard, shelved linen cupboard housing hot water cylinder.

Triple Aspect Sitting Room/Dining Room 18' 8" x 14' 2" (5.69m x 4.32m) Two wall-mounted electric radiators, double glazed windows, twin double glazed casement doors with Juliet Balcony, door leading to:

Large Balcony

Kitchen 9' 8" x 7' 9" (2.95m x 2.36m) Extensive range of wall and base units with integrated 'Bosch' fan assisted electric oven, inset four ring hob with extractor over, stainless steel single drainer sink unit, wall-mounted eye-level cupboards, washer/dryer, wall-mounted electric heater, double glazed windows.

Main Bedroom 12' 9" x 10' 2" (3.89m x 3.1m) Two wall-mounted electric heaters, built-in wardrobe cupboards, door connecting to balcony.

Bedroom Two 14' 3" x 9' 9" (4.34m x 2.97m) Wall-mounted electric heater, double glazed windows.

Wet Room Rail and curtain with fitted independent shower unit, pedestal wash hand basin, low level flush w.c., wall-mounted electric heater, part tiled walls, low level flush w.c., extractor fan.

Outside The property is one of two blocks, which sit within beautifully landscaped and well maintained gardens with various walkways, vegetable growing areas and seating areas to enjoy the idyllic location at the foot of the South Downs.

Information about The Apartments Residents of Strome Park are entitled to access the dining facilities and activities held at Sussex Down plus one 1/2 hour of weekly domestic services, which are incorporated within the service charge. There is potential to have additional carer support services, which can be tailored to the owner's needs so that the correct level of care and support is being made available to residents should they need it. The service charge also includes the cleaning of the windows externally.

There is also a restaurant on site, which caters for residents twice a day at an additional cost and these meals can also be delivered to the apartments. There is a bar area for socialising as well as various trips out, which are arranged should residents wish to participate.

Service Charge £310 per month.

Lease details - Lease length until 31st of December 2110.

EPC Rating: tbc

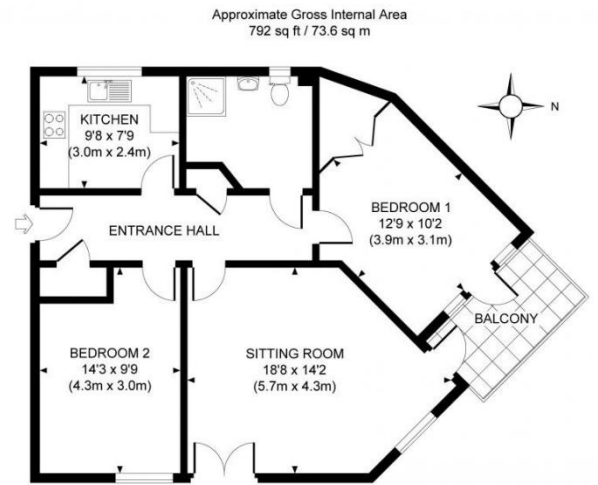


Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowleronline.co.uk

storrington@fowleronline.co.uk

01903 745844



Strome Park, Washington Road, RH20 4FJ

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.

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.