



Guide Price £250,000 Leasehold

A delightful ground floor modern retirement apartment located within easy reach of Storrington village High Street.



- ▶ **Spacious sitting room**
- ▶ **Balcony with access from sitting room and bedroom**
- ▶ **Large shower / wet room**
- ▶ **Thermostatically controlled electric heating**
- ▶ **No forward chain**
- ▶ **Residents and visitors parking**
- ▶ **New 99 year lease from date of purchase**
- ▶ **Open outlook from principal rooms**
- ▶ **Electrically operated main door to building**

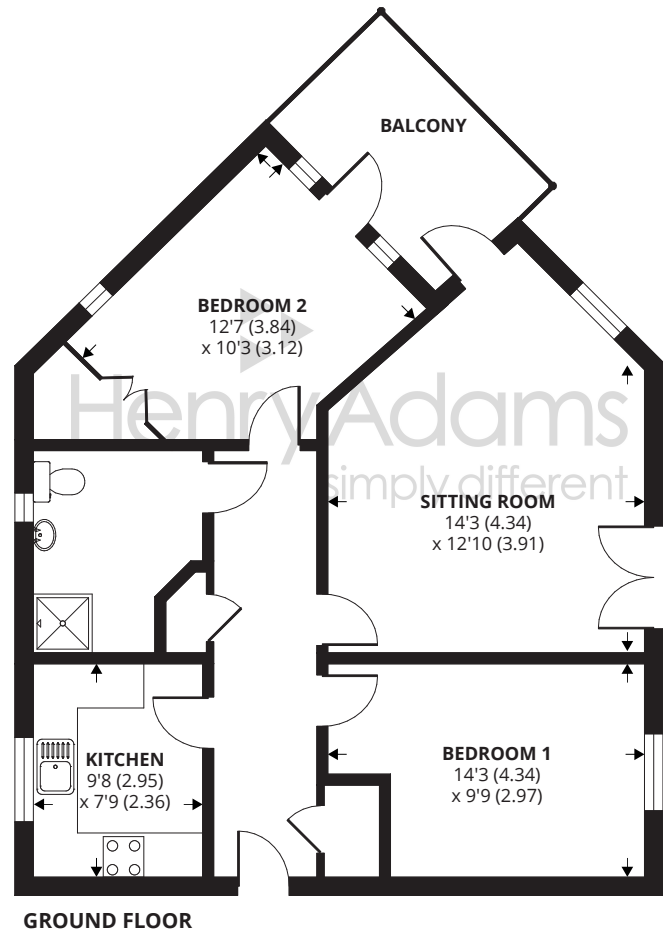
A spacious apartment located on the ground floor of a modern building, which forms part of the desirable Strome Park retirement complex. The development is operated by Care South which is an established not-for-profit charity. The apartment block has an electrically operated main door and lift service as well as a communal staircase.

The apartment is light and airy with accommodation approaching 800 sq ft. This includes a generous sized dual aspect reception room with a Juliet balcony and access to a traditional covered balcony with ample space for a table and chairs. There are two double bedrooms, bedroom two also includes a large built in wardrobe and direct access to the balcony, a large shower room / wet room and a fitted kitchen with a range of integrated appliances. Also located off the wide entrance hall are a good sized airing cupboard and coat cupboard.

Residents of Strome Park are entitled to access the dining facilities and activities held at Sussexdown plus one and a half hours a week of domestic services as part of the service charge. Care South is also able to provide or arrange individual care and support services which suit the owners as their needs determine, to ensure that the right care and support is available to make life more comfortable and enjoyable.



APPROX. GROSS INTERNAL FLOOR AREA 768 SQ FT 71.3 SQ METRES



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.

Location

Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24.

The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

