



1 Marley Way House | Thakeham Road | Storrington | West Sussex | RH20 3PP

**H.J. BURT**  
Chartered Surveyors : Estate Agents

1 Marley Way House | Thakeham Road | Storrington | West Sussex | RH20 3PP

Guide Price: £249,950 | Share of Freehold



- Superb penthouse apartment
- Two double bedrooms
- Double aspect open plan living area
- Private Roof Terrace
- Parking space and own street entrance
- Grey gloss kitchen with integrated appliances
- Modern white bathroom suite
- No chain

## Description

A lovely two bedroom penthouse apartment with private roof terrace, own street entrance and parking space.

Converted in 2020 and finished to a high standard with white painted walls and grey carpets, this first floor apartment comprises of open plan living area with sliding patio doors to a private roof terrace, superb modern kitchen with integrated appliances, two double bedrooms and a contemporary bathroom with white suite.

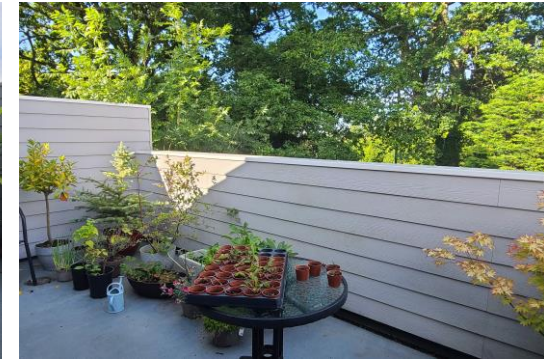
The apartment forms part of a small development of three flats. It has its own private entrance, is fully double glazed and has electric heating. There is also the benefit of an allocated off street parking space.

A new lease will be created and it will come with a share in the freehold. No onward chain.

## Location

what 3 words // ///kilowatt.ozone.sometimes

Storrington High Street lies to the South and is a short walk away offering a wide range of local shops and facilities. A more extensive range of shops trades and services and entertainment facilities can be found at Horsham to the North and Worthing, situated on the coast to the south. Both offer railway stations as well as nearby Pulborough, and Billingshurst.



## Information

Property Reference: HJB02221

Photos & particulars prepared: By HJ Burt July 2024 (Ref JW)

Services: Services Mains electricity, water and drainage are connected.

Maintenance charge TBC

Ground rent nil

Lease Length new 999 years

Share of the freehold

Local Authority: Horsham

Council Tax Band: 'A'

## H.J. BURT Steyning

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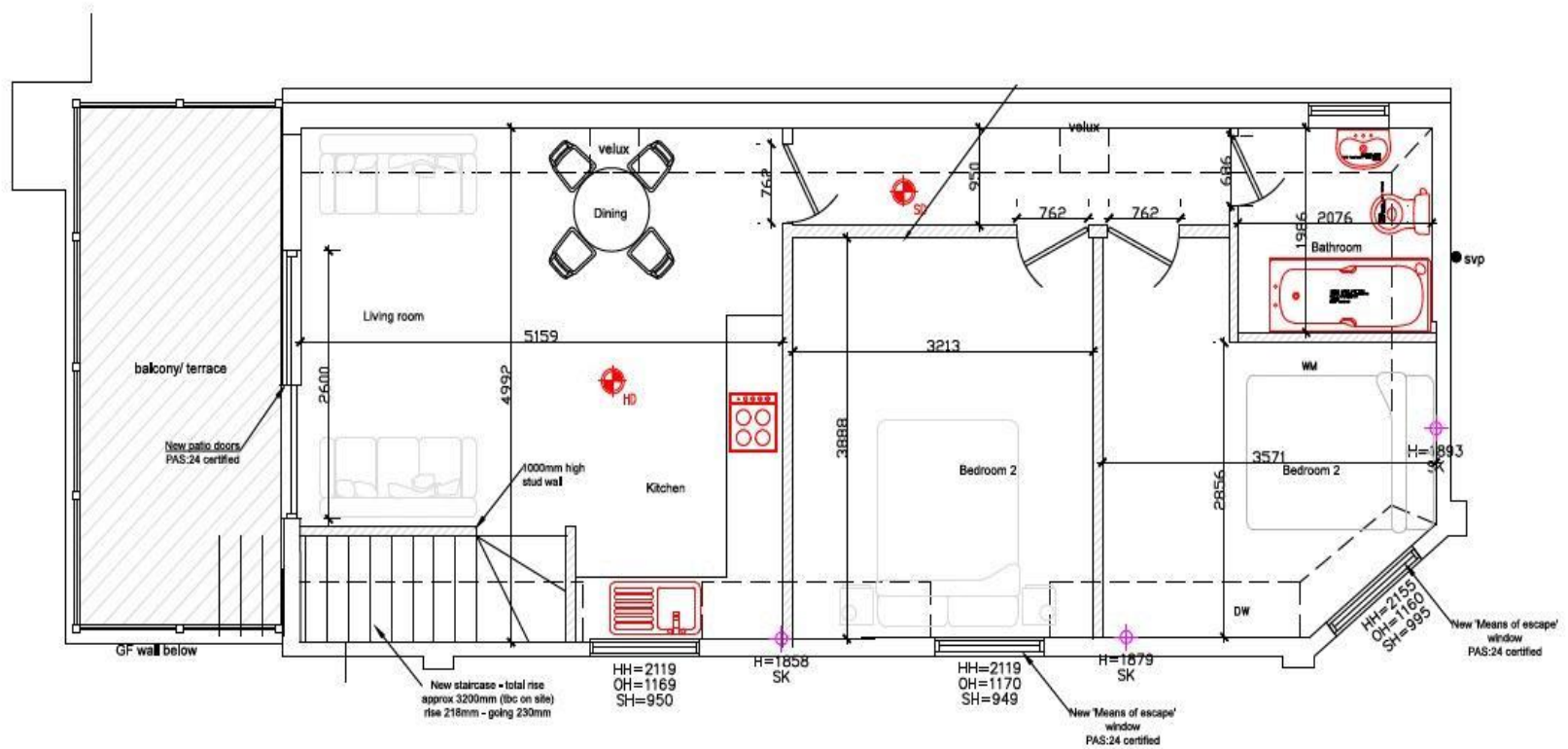


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First Floor Plan. Scale 1:50

### Dimensions

- Living Room 16' 10" x 11' 10" (5.13m x 3.60m) max
- Open plan Kitchen 12' 7" x 7' 1" (3.83m x 2.16m) max
- Bedroom 1 12' 3" x 10' 6" (3.73m x 3.20m)
- Bedroom 2 12' 3" x 11' 8" (3.73m x 3.55m) max
- Bathroom 6' 9" x 6' 5" (2.06m x 1.95m)
- Roof Terrace 16' 2" x 8' 0" (4.92m x 2.44m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	