



**8 Strome Park Washington Road, Storrington - RH20 4FJ**

Guide Price **£250,000**

## 8 Strome Park Washington Road

- A delightful ground floor modern retirement apartment located within easy reach of Storrington village High Street.
- Spacious sitting room
- Residents and visitors parking
- Balcony with access from sitting room and bedroom
- Large shower / wet room
- New 99 year lease from date of purchase. Service Charge £5,469.82 per annum and ground rent £250 per Annum
- Open outlook from principal rooms
- Thermostatically controlled electric heating
- Electrically operated main door to building
- No forward chain

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 one and a half hours a week of domestic services as part of the service charge per week. Previously they have had access to the dining facilities and activities held at Sussexdown house, however the care home is undergoing development at present and closed to residents.

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.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







## Strome Park, Washington Road, Storrington, RH20

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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535

storrington@henryadams.co.uk

www.henryadams.co.uk/

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