



14 Nursery Rise

Thakeham | West Sussex | RH20 3RD

Situated on the popular Abingworth Meadows development is this two bedroom apartment which has the benefit of being close to the Abingworth store and Café on site as well as the Village Hall. The property benefits from an open plan living room/dining room/kitchen with a range of integrated appliances and space for eating with a breakfast bar area. There is an en-suite bathroom to the main bedroom and a separate shower room. The property also has one allocated parking space.

Entrance Front door to:

Entrance Hall 'L' shaped, two storage cupboards.

Open Plan Living Room/Dining Room/Kitchen 22' 11 maximum" x 12' 0 maximum" (6.99m x 3.66m)

Sitting Room Area Radiator, double glazed window, laminate flooring, inset ornate flame effect fireplace.

Kitchen/Dining Area Breakfast bar area with space for seating beneath, continuation of laminate flooring, range of wall and base units, single drainer stainless steel sink unit with mixer tap, integrated fridge/freezer, built-in oven with four ring electric hob and stainless steel extractor over, double glazed window, cupboard housing boiler, range of wood style working surfaces, concealed spot lighting.

Bedroom One 12' 0" x 10' 8" (3.66m x 3.25m) Radiator, double glazed windows, door to:

En-Suite Bathroom Panelled bath with glazed shower screen and hand held shower attachment, part tiled walls, tiled flooring, spot lighting, w.c., inset wash hand basin, double glazed window.

Bedroom Two 13' 9 maximum" x 10' 6 maximum" (4.19m x 3.2m) Radiator, double glazed window.

Shower Room Fully enclosed tiled shower cubicle with hand held shower attachment, w.c., inset wash hand basin, spot lights.

Outside

Parking There is one allocated parking space.

Lease Details 997 years remaining.

Service Charge Annual service charge is £1735.

EPC Rating: Band B.



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The Morel – Plots 31 & 33

Kitchen/Living/ Dining Room	6.980m x 3.660m (max) (max)	22'11" x 12'0" (max) (max)
Bedroom 1	3.650m x 3.250m (max) (max)	12'0" x 10'8" (max) (max)
Bedroom 2	4.180m x 3.20m (max) (max)	13'9" x 10'6" (max) (max)
Total area	72.00 sq. m.	775 sq. ft.

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.
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