



12 White Horse Court, Storrington, Pulborough, West Sussex RH20 4DQ



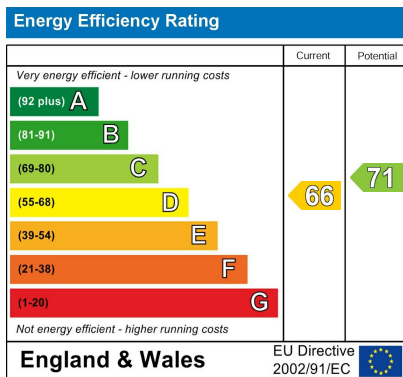


# 12 White Horse Court, Storrington, Pulborough, West Sussex RH20 4DQ

Guide Price £165,000 Leasehold



- Ground floor apartment
- Communal gardens and parking (subject to availability)
- Generous sitting/dining room
- Over 55's development
- Convenient location close to village amenities



## Accommodation

Entrance hall \* Sitting/dining room \* Kitchen \* Bedroom \* Shower room \* Communal gardens \* Communal parking

## Directions

[www///dolphins.blasted.brimmed](http://www.dolphins.blasted.brimmed)

## The Property

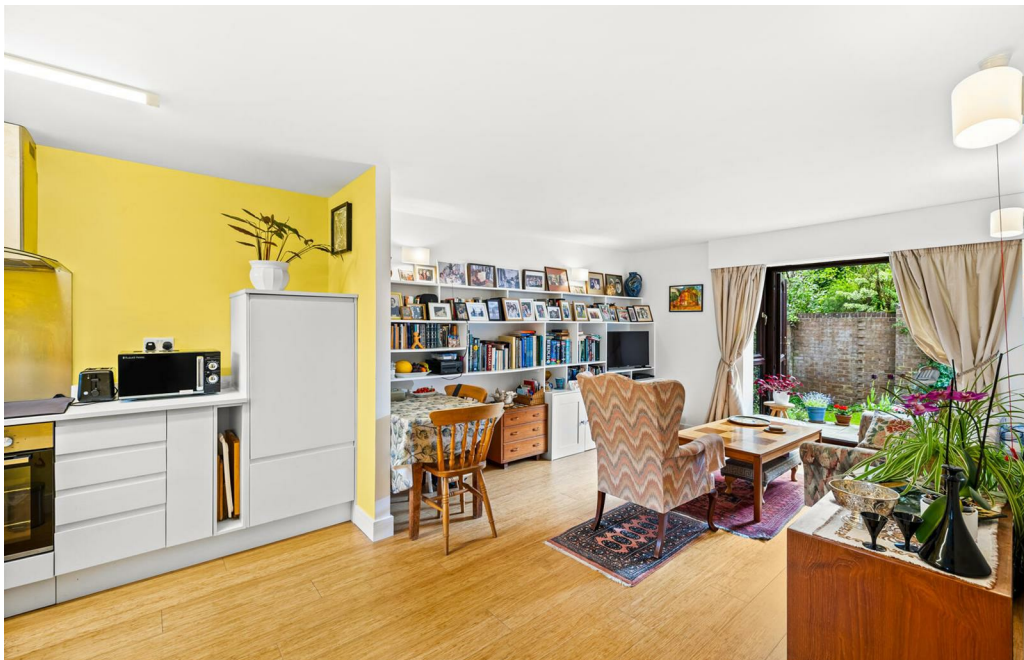
Refurbished by the current owner circa 2020, this delightful ground floor apartment is accessed via a communal entrance with a private front door leading into a welcoming hallway, providing access to all principal rooms along with useful storage which currently houses a washer dryer. The sitting room is a particularly generous space, and offers excellent versatility for both living and dining areas. French doors at the far end allow for plenty of natural light and provide access out to the courtyard, enhancing the overall sense of space. The kitchen is fitted with a range of modern units with work surfaces over, incorporating an oven, hob and space for additional appliances. A window allows for natural light and ventilation. The double bedroom is well-proportioned and benefits from built-in storage, comfortably accommodating bedroom furniture. The bathroom is fitted with a walk in shower, wash hand basin and WC. Underfloor heating runs throughout the property.

## Outside

The flats at White Horse Court all share communal gardens, which include attractive lawn areas, flower and shrub borders and are maintained by an annual contribution from each property (amount to be confirmed). Outside storage cupboard for waste bin and communal parking subject to availability. There is also a communal lounge and laundry room.

## Situation

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.



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## Sporting and Recreation

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

## Services

All mains services are connected.

## Council Tax

Please contact Horsham District Council on (01403) 215100

## Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

## In The Know

Not all of our property particulars are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

## Disclaimer

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, GL & Co. Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.





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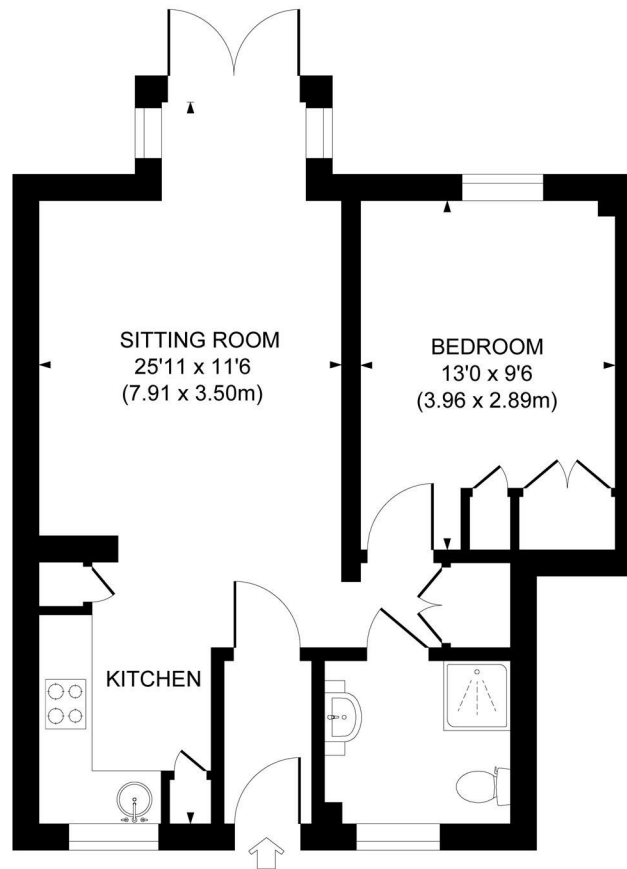
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**Approximate Gross Internal Area**

478 sq. ft / 44.37 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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