



Price Range £250,000 - £270,000

Nursery Rise, Thakeham





Nursery Rise, Thakeham RH20 3RD

Chain free and ready to move into, this immaculately presented apartment offers about 730sq ft of well designed space, with a view over a green opposite.

Built by Bellway Homes in 2023, the property still feels fresh and new, with the balance of the developer's warranty remaining and a very long lease, almost 997 years.

The communal entrance is shared with just three other apartments and the entrance hallway features two good sized cupboards. There's a stylish open plan kitchen/dining/living room with integrated appliances and two double bedrooms, one of which is ensuite. Guests have their own bathroom and the fixtures and fittings throughout are all of a high standard.

Set on the first floor, the property feels safe and secure, with an intercom entry system. The allocated parking space is tucked away within a private parking area and there's ample visitor parking close by.



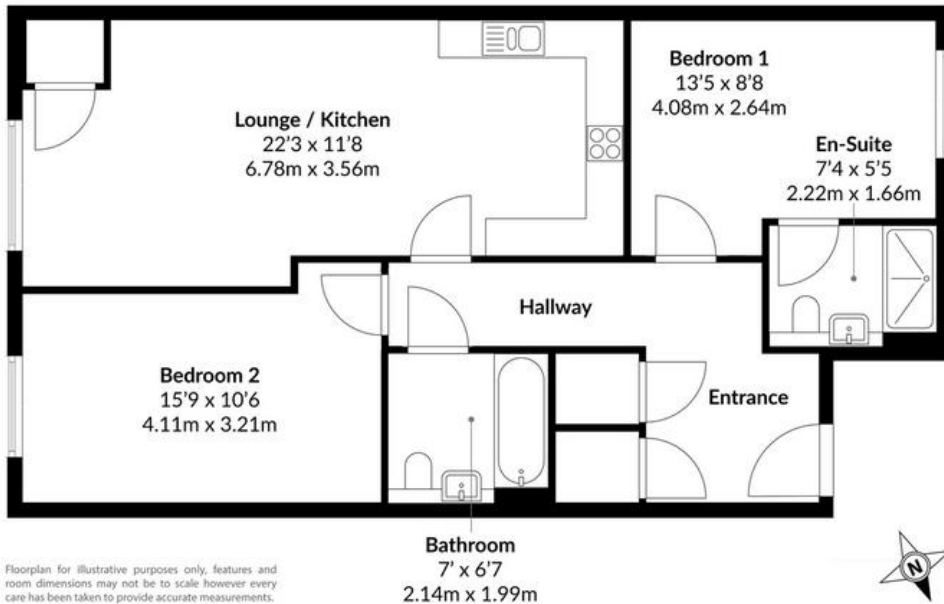
The Abingworth Fields development is lovely, with lots of open space, greenery and a large pond with seating area. The "Meadow Stores and Cafe" just down the road offers a very friendly welcome and is a wonderful place to relax with family and friends. There's a very active village hall, an independent vet and wonderful walks almost from the front door.

The "White Lion Inn" is only a few minutes walk away and further local amenities will be found at the neighbouring villages of Storrington, Ashington and West Chiltington.



10 Nursery Rise, Thakeham

Approximate Total Area = 731.7 sq ft / 68 sq m



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.