



Flat 1, 3 Abingworth Crescent, Thakeham - RH20 3GW

Guide Price £350,000



Flat 1, 3 Abingworth Crescent, Pulborough

- Allocated parking for two vehicles (including an EV charging point)
- Impressive open plan kitchen, dining and living room
- Over 1,100 sq ft of accommodation
- Ground floor bike store
- Bespoke fitted kitchen with built in appliances and double oven
- Two double bedrooms with bespoke wardrobes
- Main bedroom with ensuite shower room
- Beautifully presented throughout
- Sought after location with easy access to country walks

This beautifully presented two bedroom apartment offers over 1,100 sqft of thoughtfully designed accommodation, perfectly combining style and practicality in a sought after location with easy access to country walks.

The impressive open plan kitchen, dining and living room creates a welcoming and versatile space, ideal for both every-day living and entertaining. The bespoke fitted kitchen is a real highlight, featuring high quality island with built in appliances, double oven and ample storage, all finished to a high standard.

Both bedrooms are generous doubles, each benefitting from bespoke fitted wardrobes that maximise storage and add a touch of luxury. The main bedroom includes a modern ensuite shower room, providing a private retreat, while the contemporary family bathroom serves the second bedroom and guests.

Further practical features include allocated parking for two vehicles (one space equipped with an EV charging point), as well as a convenient ground floor bike store, perfect for those who enjoy cycling or require additional storage. The property is finished throughout to an exceptional standard, with tasteful décor and quality fittings, ensuring a move-in ready home. Situated in a highly desirable area, this home offers the perfect blend of comfort, convenience and style, making it an ideal choice for professionals, couples or those seeking a spacious and low maintenance home. With its excellent specification, generous proportions and superb location, this is a rare opportunity to secure a premium property that truly stands out from the crowd.

The property is part of the Abingworth Meadows development with its great facilities that includes a village hall, football and cricket pavilions and the meadow store with its adjoining veterinary practice. Above are just two apartments, the largest being number 1. The store is well stocked for everyday needs with an attractive outside raised terrace.

The property also has the benefit of the remaining 10 year NHBC guarantee along side the remaining 99 year lease from 2019. The ground rent is £150.00 per annum and buildings insurance of £46.56 per month.

Thakeham is a quintessential English village with pretty period cottages and homes together with a pub and church. The development of Abingworth Meadows has a village store and Cafe provide a hub for the village near the Cricket pitch and a village hall along with a vets. The larger village of Storrington situated at the foot of the South Downs and giving access to the South Downs National Park is just over two miles away and provides a good range of local shops and amenities including a Waitrose Store, library, health centre, dentists together with a wide variety of sports and social clubs. The nearest train station is at Billingshurst approximately 5 miles to the north with services to London Victoria and the coast. The larger centres of Horsham and Worthing are approximately 13 and 12 miles respectively. On the doorstep of Thakeham are a number of lovely walks to enjoy with your four legged friends.

Council Tax band: D

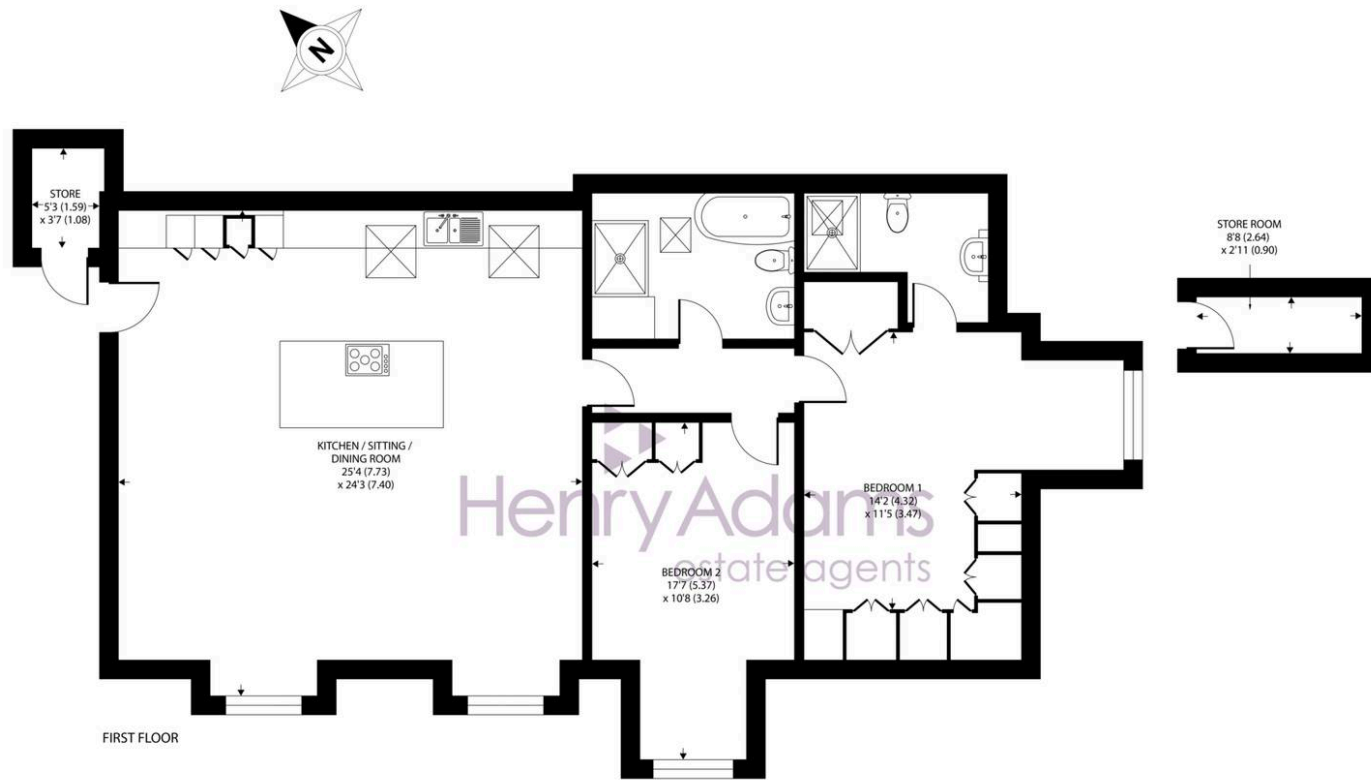
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Approximate Area = 1198 sq ft / 111.2 sq m
 Outbuilding = 45 sq ft / 4.1 sq m
 Total = 1243 sq ft / 115.3 sq m
 For identification only - Not to scale



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.