



32 Foxmead Court

Meadowside | Storrington | West Sussex | RH20 4FN

A bright and spacious two bedroom Retirement apartment, beautifully presented throughout with superb communal lounge in this Retirement Living development. Accommodation comprises: sitting room/dining room, kitchen, bedroom one with en-suite bathroom, bedroom two and separate shower room. There are communal gardens located on the development with visitor parking to the rear.

Communal Front Door Leading to:

Communal Entrance Hall Stairs or passenger lift to:

First First Landing Front door to:

Entrance Hall Large walk-in shelved linen/storage cupboard with pressurised cylinder, meters and built-in shelving, wall-mounted pull-cord alarm system, wall-mounted controls for heating.

Sitting Room/Dining Room 24' 3" x 10' 11" (7.39m x 3.33m) Fitted fire surround, uPVC double glazed window, TV point, Sky/Sky+ connection point, part glazed door to:

Kitchen 7' 11" x 7' 1" (2.41m x 2.16m) Range of wall and base units with integrated fan assisted 'Hotpoint' oven and electric grill, four ring electric hob with extractor over, eye-level cupboards, integrated fridge/freezer, uPVC double glazed windows, part tiled walls, extractor.

Bedroom One 14' 8" x 9' 6" (4.47m x 2.9m) uPVC double glazed windows, large walk-in shelved wardrobe cupboards, door to:

En-Suite Bathroom 7' 2" x 6' 11" (2.18m x 2.11m) Panelled bath with fitted shower attachment and rail, inset wash hand basin with toiletries cupboards under, low level flush w.c., fully tiled walls, heated chrome towel rail, tiled flooring, extractor, uPVC double glazed windows.

Bedroom Two 11' 1" x 9' 4" (3.38m x 2.84m) uPVC double glazed windows.

Shower Room 7' 1" x 4' 10" (2.16m x 1.47m) Folding glass and chrome screen with fitted independent shower unit, soak away, mainly tiled, low level flush w.c., pedestal wash hand basin, extractor fan, concealed spot lighting, heated chrome towel rail.

Service Charge Service Charge -

- 24-hour emergency call system
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas

- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Cleaning of communal windows

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Car Parking Car Park - Car Parking (Permit Scheme) subject to availability Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information Leasehold Information - Leasehold 125 Years from 2013 Ground Rent £248 twice a year. Maintenance £407.08 per month.

Agents Note It is a condition of purchase that all Residents must be over the age of 60 years.

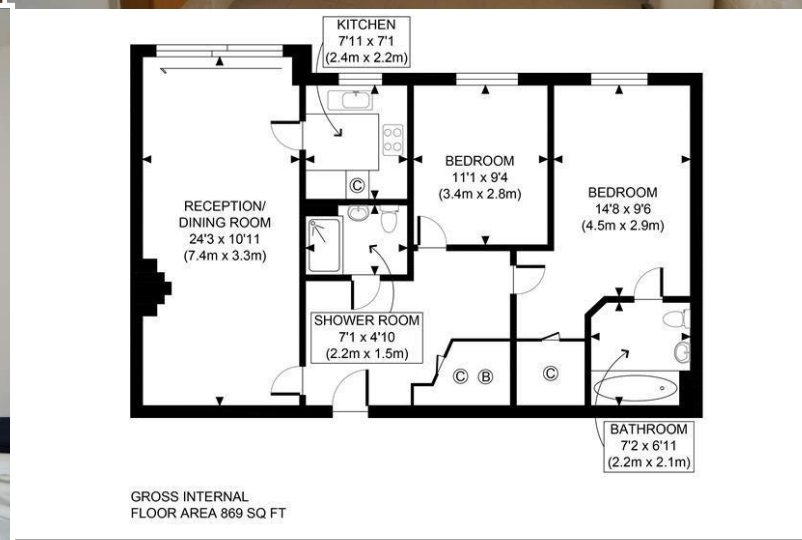
Development Foxmead Court was built in 2013 and consists of 31 apartments. Designed for retirement living, communal facilities include a fully equipped laundry room, a lift to all floors and a mobility scooter area. There is a Homeowners lounge with doors leading to terrace surrounded by landscaped gardens. The camera door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty.

Location Foxmead Court is located in the market town of Storrington which lies at the foot of the north side of the South Downs and the ambling River Stour, the development is located close to the High Street and all its amenities.



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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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