



1 Foxmead Court

Meadowside | Storrington | West Sussex | RH20 4FN

A well presented one bedroom lower ground floor apartment situated in the popular Foxmead Court development within easy reach of amenities in the village of Storrington, with superb communal lounge in this Retirement Living development. The property consists of sitting room, kitchen with integrated appliances, bedroom and shower room. Outside, there is direct access from the sitting room on to their own patio with an outlook over the communal gardens and visitor parking to the rear.

Communal Entrance Hall Passenger lift and stairs to:

Lower Level Own private front door to:

Entrance Hall Wall-mounted heating controls, 24 hour emergency pull cord system.

Sitting Room/Dining Room 23' 10" x 11' 1" maximum" (7.26m x 3.38m) Ornamental fireplace with fitted electric fire, telephone point, uPVC double glazed door and window leading to own private patio area with delightful outlook onto communal gardens offering a good degree of privacy, door leading to:

Kitchen 9' 0" x 7' 5" maximum" (2.74m x 2.26m) Range of wall and base units, single drainer stainless steel sink unit, integrated fan assisted electric oven and recessed four ring electric hob with extractor over, integrated fridge/freezer, dishwasher, tiled flooring, part tiled walls, outlook over gardens.

Bedroom 20' 2" x 9' 5" (6.15m x 2.87m) Dual aspect double glazed windows, built-in walk-in wardrobe cupboard.

Shower Room Tiled soak away area with folding glass and chrome screen with fitted independent shower unit, fold-down seat, hand rail, inset wash hand basin with toiletries cupboards under, low level flush w.c., heated chrome towel rail, wall-mounted controls for heating, concealed spot lighting, extractor fan.

Outside

Private Patio Direct access onto own patio garden and to communal gardens.



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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.

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 Stor, the development is located close to the High Street and all its amenities.

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

Leasehold Information Service charge per annum £3256.32
Ground Rent £425 per annum
(covers up-keep, lighting, underfloor heating, water rates.)
Lease - 125 years from 2014 - 118 years remaining

EPC Rating: Band B.



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.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.