

## £160,000 Leasehold









# 4 White Horse Court Storrington | West Sussex | RH20 4DQ

Situated in the centre of the village is this newly refurbished ground floor flat. The property has been up-graded to a high standard with a new kitchen with integrated appliances and new bathroom with a walk-in shower. The property also benefits from new double glazed windows/doors and Dimplex night storage heaters. Accommodation comprises: hallway, emergency pull cord system which is connected to a 24 hour helpline, lounge with bay window, kitchen with Induction hob, two bedrooms and bathroom. Outside, there are communal gardens and a small private patio area. The flat now has the added benefit of an extended brand new lease of 152 years from 2023. The property is age restricted to age 55 and over and is offered for sale with no onward chain. Early viewing is recommended.

Entrance uPVC double glazed front door to:

Entrance Hall Wall-mounted security pull cord system, night storage heater, coat cupboard, shelved linen cupboard housing insulated cvlinder.

Sitting Room 19' 1" x 11' 1" (5.82m x 3.38m) Dimplex night storage heater, uPVC double glazed window bay with the middle section having inset venetian blinds, TV point, phone points, two pendant lights.

Superb Re-Fitted Kitchen 10' 4" x 7' 2" (3.15m x 2.18m) Integrated 'NEFF' appliances comprising: electric fan assisted oven and grill with warming drawer, integrated fridge/freezer, washing machine, built-in slim-line dishwasher, inset single drainer stainless steel sink, range of working surfaces, 'NEFF' four ring Induction hob with extractor over with downlighting, range of eye-level cupboards/drawers, uPVC double glazed windows with venetian blinds overlooking communal gardens.

Bedroom One 14' 1" x 9' 5" (4.29m x 2.87m) Dimplex night storage heater, uPVC double glazed French doors leading to own private patio, built-in sliding mirrored wardrobe cupboards, emergency pull cord, phone point, access to large under-stair storage cupboard of 9'10 x

Bedroom Two 12' 4" x 7' 0" (3.76m x 2.13m) Dimplex night storage heater, emergency pull cord, uPVC double glazed window with roller blind.

Re-Fitted Bathroom Re-fitted bathroom suite comprising: electric power shower, extractor fan, heated towel rail, electric fan heater, sink with storage cupboard, w.c., vanity mirror with lighting and toothbrush charging point hidden on left hand side.

Outside Outside cupboard with electricity meter.

Own Private Patio Area French doors leading from the main bedroom open directly onto a small patio and communal gardens at the rear of the flat.

Communal Gardens Attractive communal gardens.

Parking Area Parking permit for communal spaces (subject to availability).

Lease Details Brand new lease for 152 years from 2023. Monthly service charge of £210.

#### Agents Note:

Emergency red cords connected to 24 hour helpline. Residents Lounge. Part-time Scheme Manager.

Council Tax Band C. EPC Rating: Band C.









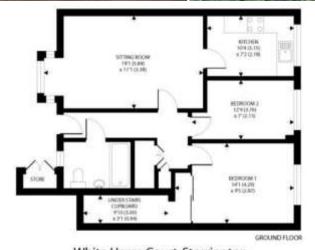




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### White Horse Court, Storrington

APPRICE, GROSS WITERWAL FLOOR AREA 480 SQ FT 61.2 SQ METRES (EXCLUDES STORE)