



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 cylinder.

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 3'1.

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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APPROX. GROSS INTERNAL FLOOR AREA 680 SQ FT 63.2 SQ METRES (EXCLUDES STORE)

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.