



Offers Over £250,000 Leasehold

A first floor modern retirement apartment located within easy reach of Storrington village High Street.



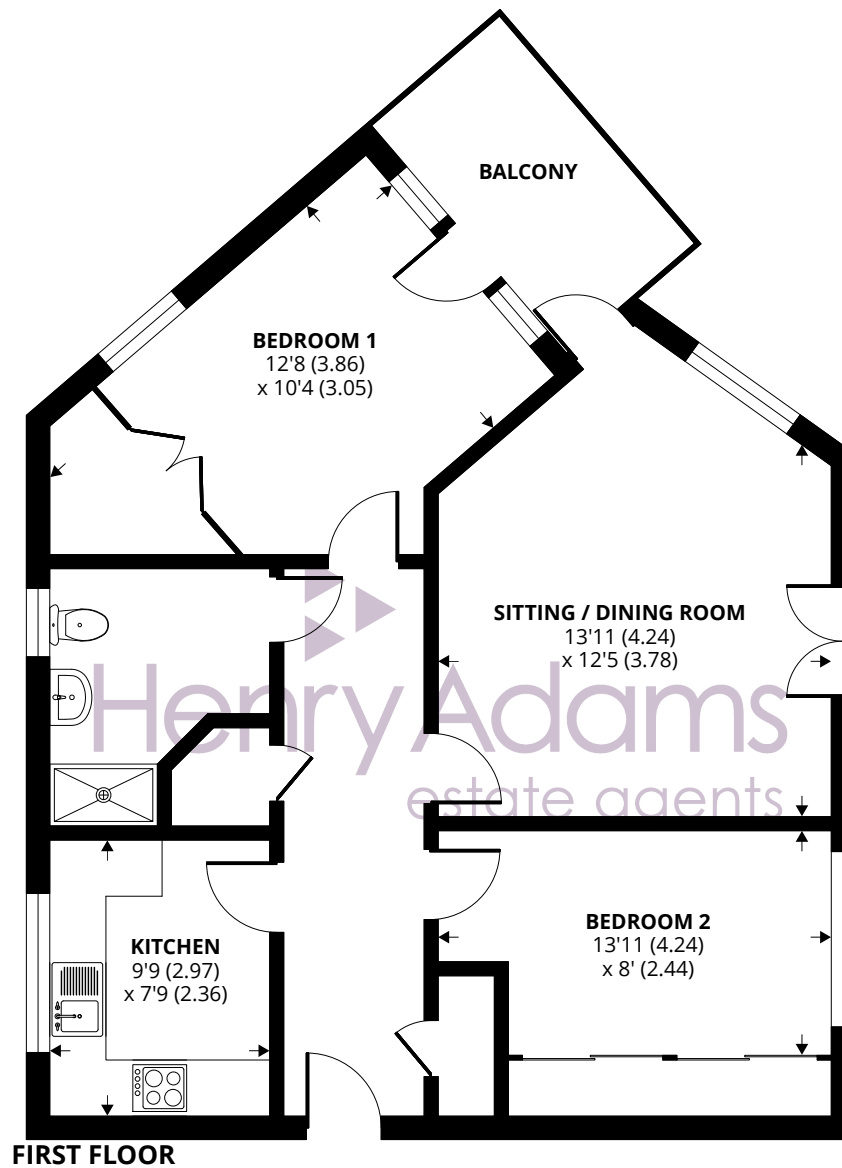
- ▶ **First floor retirement flat**
- ▶ **Kitchen with fitted appliances**
- ▶ **Sitting / dining room with access to balcony and also a Juliet balcony**
- ▶ **Bedroom one with large cupboard and access to balcony**
- ▶ **Bedroom two with fitted wardrobes**
- ▶ **Large shower / wet room**
- ▶ **99 year lease, £250 pa ground rent, £315 pm service charge**
- ▶ **Residents and visitors parking**

Nestled within a sought-after retirement complex of Strome Park near Sussex Downs, this two-bedroom apartment on the first floor exudes charm and convenience. Set in a secure building with a lift for easy access, this well-kept abode is designed for comfortable living.

The property boasts a kitchen complete with fitted appliances, while the inviting sitting and dining area provides access to a balcony, ideal for enjoying a morning coffee or evening sunset. Additionally, a Juliet balcony further enhances the living space, allowing for an abundance of natural light to flood the rooms. Bedroom one features a generous cupboard and access to the main balcony, while bedroom two comes with fitted wardrobes, providing ample storage solutions. Completing the interior is a spacious shower/wet room, ensuring both style and functionality. With a 99-year lease in place, a ground rent of £250 per annum, and a service charge of £315 per month, this property offers both comfort and peace of mind. Residents and visitors can benefit from allocated parking, adding to the convenience and practicality of this delightful apartment. Presented with no forward chain, this is a rare opportunity not to be missed.

The development is operated by Care South which is an established not-for-profit charity. The apartment block has an electrically operated main door and lift service as well as a communal staircase.





Approximate Area = 791 sq ft / 73.4 sq m
For identification only - Not to scale



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.

Residents of Strome Park are entitled to access the dining facilities and activities held at Sussex Down plus one and a half hours a week of domestic services as part of the service charge. Care South is also able to provide or arrange individual care and support services which suit the owners as their needs determine, to ensure that the right care and support is available to make life more comfortable and enjoyable. A delightful first floor modern retirement apartment located within easy reach of Storrington village High Street.

Location

Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24.

