



**Price Range £170,000 - £190,000**  
**Thakeham Road, Storrington, West Sussex**

**kw** **MARTIN**  
**LUNDY-LESTER**



## Thakeham Road, Storrington, West Sussex, RH20 3PP

Chain free and ready to move into, this upper ground floor one bedroom apartment was converted from a village shop by the current owners in 2020. It offers stylish accommodation within half a mile of Storrington's bustling centre, with all local amenities within easy reach. It has its own private, rather than communal entrance and an allocated parking space. Offered with a new 999 year lease and a share of the freehold, this well presented property would make a great first time or investor buy.

There are steps up to the front door, with a useful store cupboard beneath. The open plan lounge / dining / kitchen with integrated appliances has space for a table and chairs and feels very sociable. The bedroom features a walk in wardrobe in addition to a built in cupboard and the smart bathroom suite feels very fresh and modern.

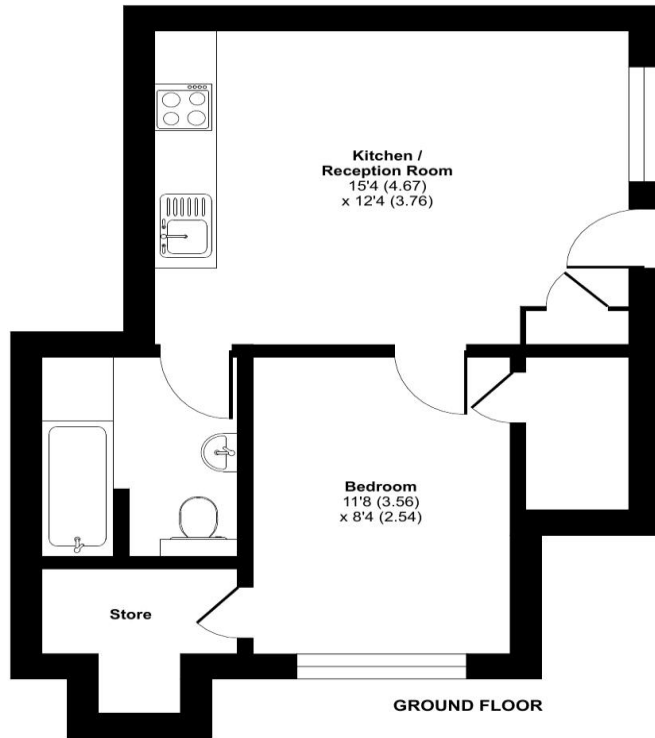


A number of shops, pubs, cafes and restaurants will be found within about ten minutes stroll, plus a choice of takeaways, a Waitrose supermarket, doctors, dentists and a regular farmers market. Wonderful walks are close by, especially in The Warren which is just around the corner or into the beautiful South Downs National Park nearby.



## Thakeham Road, Storrington, Pulborough, RH20

Approximate Area = 402 sq ft / 37.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Lundy-Lester Ltd. REF: 1206158



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>79</b>               | <b>79</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |



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