



Price Range £220,000 - £240,000  
Thakeham Road, Storrington, West Sussex

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





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

Chain free and ready to move into, this two double bedroom apartment was fully refurbished and remodelled by the current owners in 2020. It offers stylish accommodation within half a mile of Storrington's bustling village 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. Internal stairs then rise to the first floor and a wonderful, bright and airy open plan lounge / dining / kitchen with integrated appliances. A sliding door opens onto the secluded roof terrace, perfect for enjoying breakfast in the sunshine or relaxing in the evening with family and friends. Both bedrooms are doubles 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.

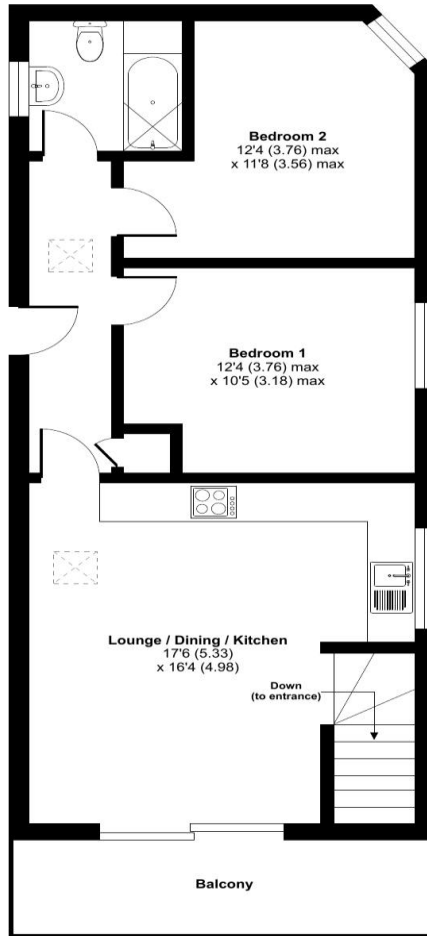






**Marley Way House, Thakeham Road, Storrington,  
Pulborough, RH20**

Approximate Area = 669 sq ft / 62.1 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Lundy-Lester Ltd. REF: 1206157



## 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>74</b>	<b>77</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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### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.