



Price Range £155,000 - £175,000
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, compact and easy to maintain 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. 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, perfect for relaxing in at the end of a long day. The good sized double bedroom features an ensuite shower room.

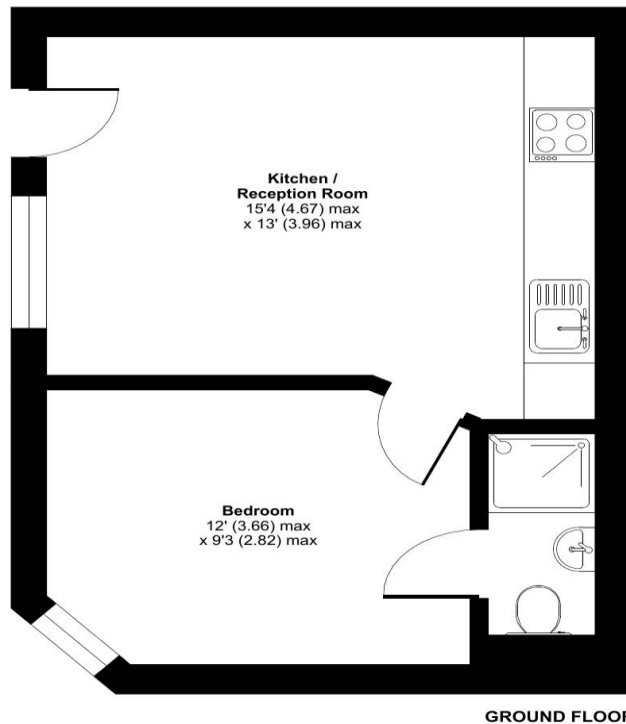


A number of shops, pubs, cafes and restaurants will be found within about ten minutes stroll, plus a choice of takeaways, a Waitrose supermarket, doctors, dentists and a regular farmers market. Wonderful walks are close by, especially in The Warren which is just around the corner or into the beautiful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



Thakeham Road, Storrington, Pulborough, RH20

Approximate Area = 324 sq ft / 30.1 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). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1206159



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) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.