





## Guide Price £260,000 Leasehold

Stunning 2-bed apartment in Thakeham village with modern interior, NHBC guarantee, access to countryside.



1



2



2



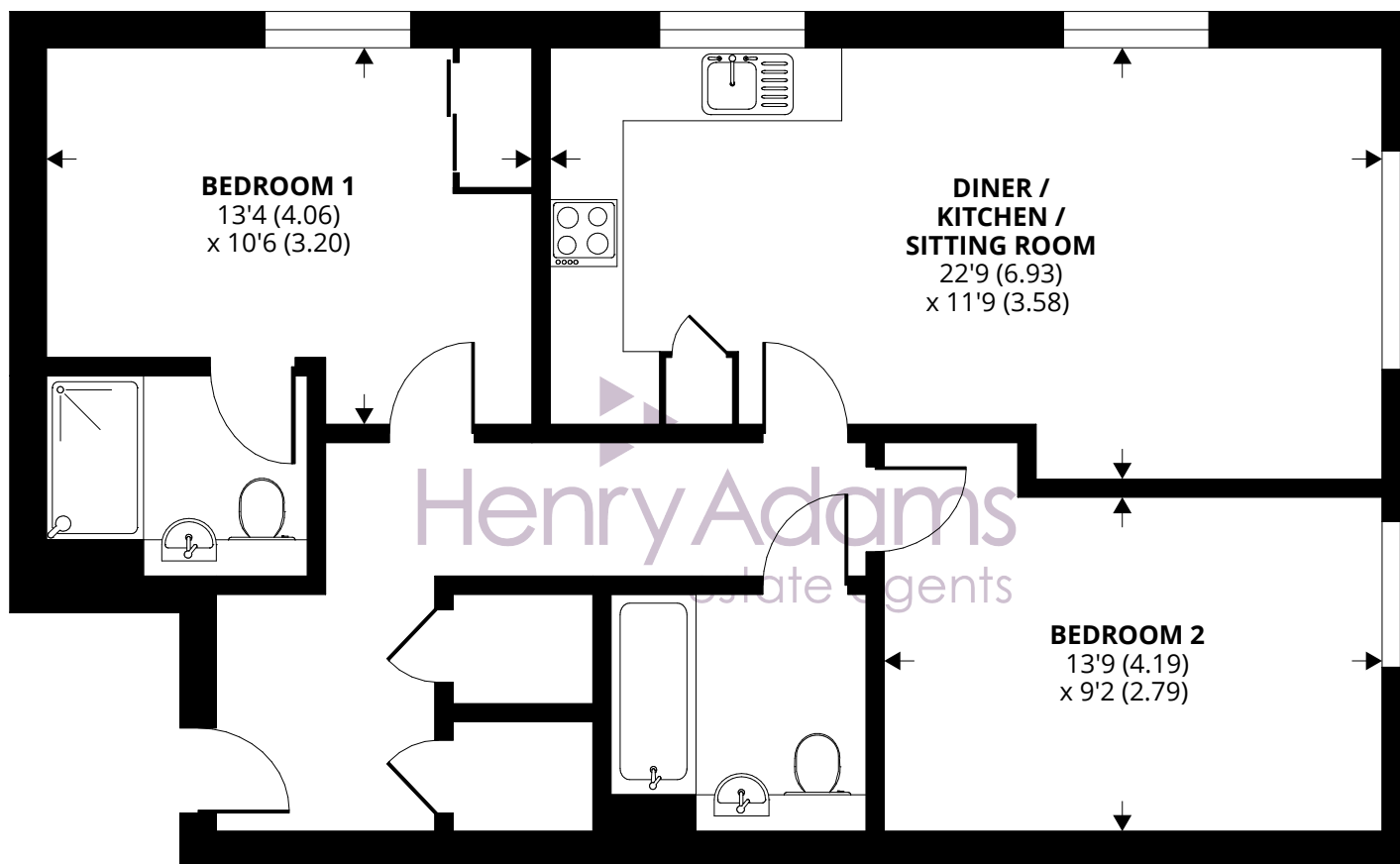
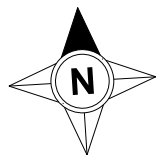
B

- ▶ A purpose built first floor apartment with views over the
- ▶ Main bedroom with en-suite
- ▶ Built in 2022 with remainder of NHBC
- ▶ Open plan reception room and kitchen
- ▶ Further double bedroom and bathroom
- ▶ No forward chain
- ▶ Lease 998 years remaining
- ▶ Service Charge £1400 per annum

Upon entering this 2 bedroom apartment, you are greeted by a modern and inviting living space within a purpose-built block. The open plan reception room and kitchen offer a stylish and contemporary layout. Constructed in 2022, this apartment benefits from the remainder of the NHBC guarantee and is being offered with no forward chain, presenting an excellent opportunity for those seeking a hassle-free move. The main bedroom features an en-suite for added convenience, while a further double bedroom and bathroom round out the living quarters, ensuring ample space for comfortable living.

Outside, residents will find a delightful expanse of communal outdoor space to enjoy. The property offers access to beautifully surrounding countryside, providing a peaceful retreat.





**GROUND FLOOR**

## Nursery Rise, Thakeham, Pulborough, RH20

Approximate Area = 755 sq ft / 70.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1220703

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.

## Location

Thakeham is a quintessential English village with pretty period cottages and homes together with a pub and church. The nearby development of Abingworth Meadows has a village store, Cafe and vet which provides a central hub for the village near the Cricket pitch and a village hall along with a vets. The larger village of Storrington situated at the foot of the South Downs and giving access to the South Downs National Park is just over two miles away and provides a good range of local shops and amenities including a Waitrose Store, library, health centre, dentists together with a wide variety of sports and social clubs. The nearest train station is at Billingshurst approximately 5 miles to the north with services to London Victoria and the coast. The larger centres of Horsham and Worthing are approximately 13 and 12 miles respectively. On the doorstep of Thakeham are a number of lovely walks to enjoy with your four legged friends.

