



## 17 White Horse Court

Storrington | West Sussex | RH20 4DQ

A well presented ground floor retirement flat situated in the popular development of White Horse Court. Within a very short distance out onto the High Street with all its amenities. The property has a re-fitted kitchen and bathroom, sitting room and two bedrooms. The property benefits from its own patio area leading out to the communal gardens. This property is for sale with no on-going chain.



**Entrance** Part glazed own front door to:

**Entrance Hall** Wall-mounted emergency pull cord system, wall-mounted electric radiator, shelved linen cupboard, built-in cloaks cupboard.

**Sitting Room/Dining Room 16' 3" X 11' 0" (4.95m X 3.35m)** Outlook over gardens, radiator, oak style flooring, feature fireplace with marble inset and ornamental carved wood surround, uPVC double glazed windows, door leading to patio area and communal gardens.

**Kitchen 10' 5" X 7' 0" (3.18m X 2.13m)** Re-fitted kitchen with range of granite style working surfaces with inset four ring electric hob and extractor hood over, range of eye-level cupboards, built-in 'Zanussi' fan assisted oven and grill, built-in storage drawers, space and plumbing for dishwasher, pull-out carousel unit, space for fridge/freezer.

**Bedroom One 14' 1" X 9' 5" (4.29m X 2.87m)** Wall-mounted electric radiator, built-in sliding mirrored wardrobe cupboards, uPVC double glazed windows.

**Bedroom Two 11' 8 Maximum" X 7' 2" (3.56m X 2.18m)** Wall-mounted electric radiator, uPVC double glazed windows.

**Bathroom** Re-fitted bathroom, large walk-in double shower with fitted independent shower unit, low level flush w.c., inset vanity wash hand basin with toiletries cupboards under, heated towel rail, part tiled walls, wall-mounted electric heater.

**Outside**

**Communal Gardens**

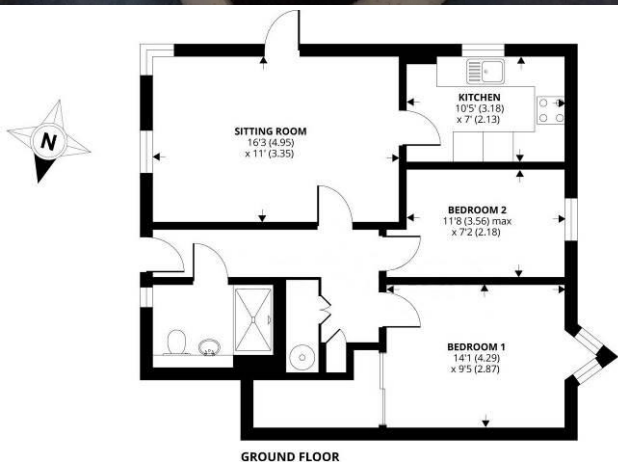
**Patio Area** The property has direct access to patio area and own communal gardens.

**Maintenance/Service charge:** £185 per month.

**EPC Rating:** Band D.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ [www.fowlersonline.co.uk](http://www.fowlersonline.co.uk) [storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk) 01903 745844



**White Horse Court, Storrington, Pulborough, RH20**  
APPROX. GROSS INTERNAL FLOOR AREA 651 SQ FT 60.4 SQ METRES

14/01/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

**Important Notice**

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.