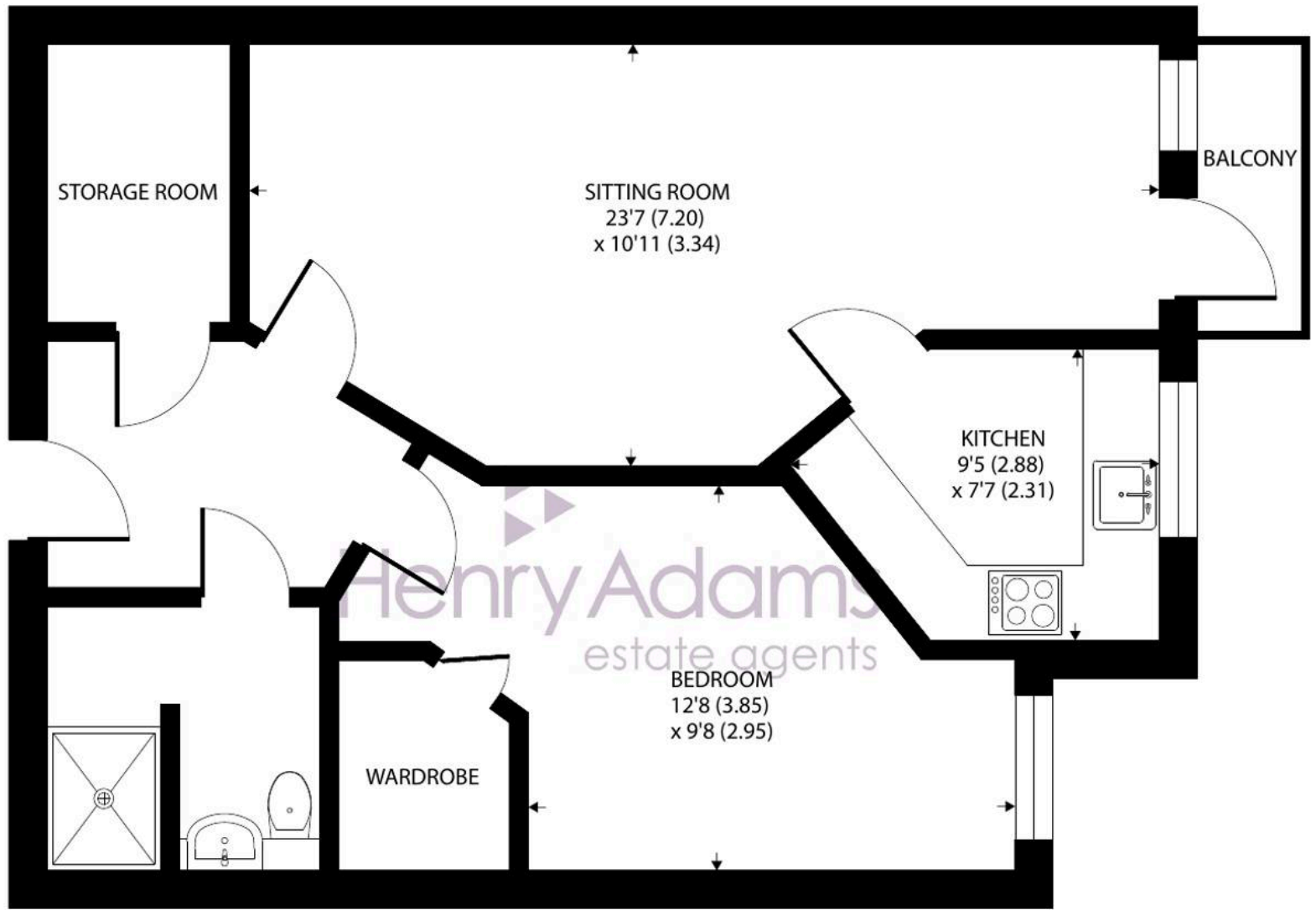




14 Foxmead Court Meadowside, Storrington - RH20 4FN

Guide Price £185,000



GROUND FLOOR

Approximate Area = 597 sq ft / 55.4 sq m

For identification only - Not to scale



# 14 Foxmead Court, Meadowside, Storrington

- A well presented ground floor retirement apartment close to village centre and amenities
- Use of communal facilities including residents lounge and laundry room
- Sitting room with balcony overlooking garden
- Kitchen with integrated appliances
- Bedroom with large wardrobe
- Guest accommodation for visiting relatives
- No forward chain
- Communal gardens
- Visitor parking
- Lift to all floors - Mobility scooter parking area - 24-hour emergency call system

This well presented one bedroom ground floor retirement apartment offers an excellent opportunity for those seeking comfortable and convenient living close to the heart of the village and its array of amenities. The property is designed with ease of access in mind and forms part of a popular retirement development, providing a welcoming community atmosphere and a range of communal facilities for residents to enjoy.

The spacious sitting room benefits from ample natural light and features a balcony with views of the communal gardens, creating a pleasant environment for relaxation. The modern kitchen is fitted with integrated appliances, offering both practicality and style, while the generous bedroom includes a large built-in wardrobe for plentiful storage. The apartment also benefits from a well appointed shower room and a welcoming entrance hall with additional storage solutions.

Residents have access to a comfortable lounge, ideal for socialising or hosting events, as well as a convenient laundry room. For those with visiting family or friends, the development provides guest accommodation, ensuring that loved ones can stay comfortably. The property is offered with no forward chain, allowing for a straightforward and stress free purchase. Also a residents parking permit scheme is available alongside the allocated parking spaces for visitors. With a focus on security, independence, and community, this apartment is ideally suited to those seeking an enjoyable and low maintenance lifestyle within a supportive environment. Early viewing is highly recommended to appreciate the quality and convenience this property has to offer.

Length of Lease: 125 years from 1st June 2013

Service Charge: £388.90 per month

Ground Rent: £435 per year (payable in two instalments)

Storrington is a charming village set at the foot of the South Downs National Park, offering a well-established range of amenities. These include a Waitrose, Costa Coffee, a variety of independent shops, and an HSBC branch. The village also benefits from a health centre and an excellent selection of sporting and leisure facilities. These include Chanctonbury Leisure Centre for fitness classes and activities, as well as local football, rugby, and tennis clubs. The surrounding South Downs provide outstanding opportunities for walking and cycling, alongside nearby beauty spots such as Sullington Warren and Sandgate Country Park.

The larger towns of Horsham and Worthing are approximately 15 and 11 miles away respectively, with convenient access to the A24.

The wider area offers an extensive range of sporting and recreational facilities, including golf at West Sussex Golf Club, with additional courses at Cowdray Park Golf Club and Goodwood Golf Club. Of particular interest is the renowned RSPB Pulborough Brooks nature reserve. The area also supports a variety of bowls and cricket clubs, as well as gliding at nearby Parham. Cultural amenities include theatres in Chichester, Horsham, and Worthing, while sailing centres can be found all along the coast. The Community Minibus Association (West Sussex) provides a valuable service for members, offering shopping trips, social outings, and visits to nearby towns as well as excursions to the countryside and seaside. In addition, Storrington Village Hall hosts a popular Community Market every Friday morning, where local produce and crafts are available.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







## Henry Adams - Storrington

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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.