



14 Nursery Rise

Thakeham | West Sussex | RH20 3RD

Situated on the popular Abingworth Meadows development is this two bedroom apartment which has the benefit of being close to the Abingworth store and Café on site as well as the Village Hall. The property benefits from an open plan living room/dining room/kitchen with a range of integrated appliances and space for eating with a breakfast bar area. There is an en-suite bathroom to the main bedroom and a separate shower room. The property also has one allocated parking space.

Entrance Front door to:

Entrance Hall 'L' shaped, two storage cupboards.

Open Plan Living Room/Dining Room/Kitchen 22' 11 maximum" x 12' 0 maximum" (6.99m x 3.66m)

Sitting Room Area Radiator, double glazed window, laminate flooring, inset ornate flame effect fireplace.

Kitchen/Dining Area Breakfast bar area with space for seating beneath, continuation of laminate flooring, range of wall and base units, single drainer stainless steel sink unit with mixer tap, integrated fridge/freezer, built-in oven with four ring electric hob and stainless steel extractor over, double glazed window, cupboard housing boiler, range of wood style working surfaces, concealed spot lighting.

Bedroom One 12' 0" x 10' 8" (3.66m x 3.25m) Radiator, double glazed windows, door to:

En-Suite Bathroom Panelled bath with glazed shower screen and hand held shower attachment, part tiled walls, tiled flooring, spot lighting, w.c., inset wash hand basin, double glazed window.

Bedroom Two 13' 9 maximum" x 10' 6 maximum" (4.19m x 3.2m) Radiator, double glazed window.

Shower Room Fully enclosed tiled shower cubicle with hand held shower attachment, w.c., inset wash hand basin, spot lights.

Outside

Parking There is one allocated parking space.

Lease Details 997 years remaining.

Service Charge Annual service charge is £1735.

EPC Rating: Band B.



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The Morel – Plots 31 & 33			
Kitchen/Living/ Dining Room	6.980m x 3.660m (max) (max)	22'11" x 12'0" (max) (max)	
Bedroom 1	3.650m x 3.250m (max) (max)	12'0" x 10'8" (max) (max)	
Bedroom 2	4.180m x 3.20m (max) (max)	13'9" x 10'6" (max) (max)	
Total area	72.00 sq. m.	775 sq. ft.	