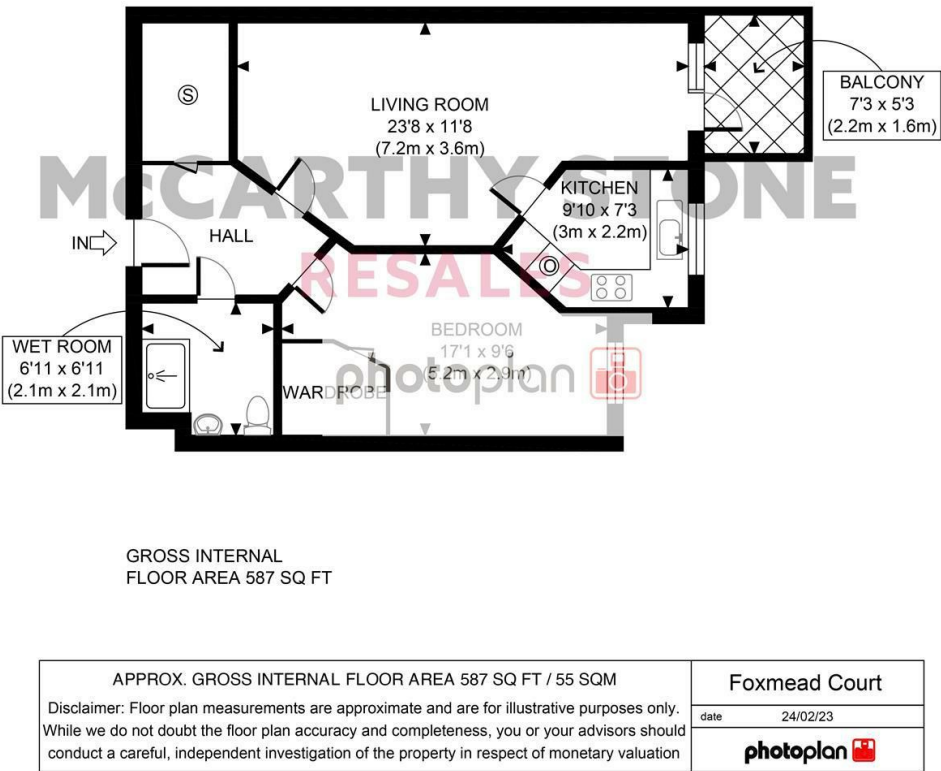
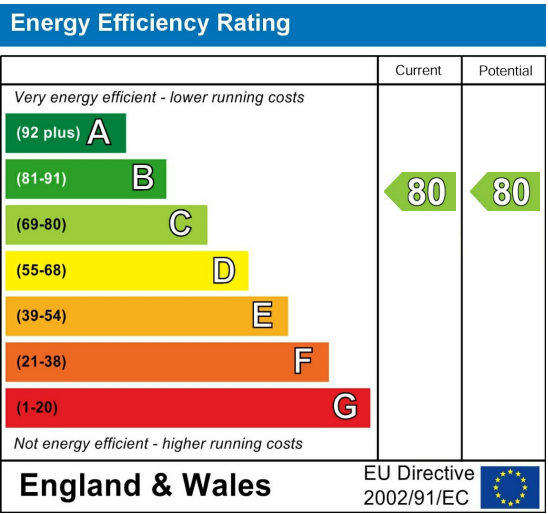


25 Foxmead Court

Meadowside, Pulborough, RH20 4FN



Council Tax Band: C



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Asking price £210,000 Leasehold

A light and spacious ONE BEDROOM apartment situated on the FIRST floor with LIFT access. This apartment boasts a walk out balcony with views over the communal gardens as well as a modern kitchen with INTEGRATED appliances, fully fitted shower room and spacious living area. Foxmead Court, a McCarthy Stone retirement development is nestled in Meadowside and features landscaped gardens as well as Homeowner's lounge where SOCIAL events take place.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Foxmead Court, Meadowside, Storrington, Pulborough

**Foxmead Court**  
Foxmead Court was built in 2013 and consists of 31 apartments. Designed for retirement living, communal facilities include a fully equipped laundry room, a lift to all floors and a mobility scooter area. There is a Homeowners lounge with doors leading to terrace surrounded by landscaped gardens. The camera door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty.

Inside the apartment there is a spacious bedroom, lounge with balcony, a fully fitted kitchen, and shower room.

Foxmead Court is located in the market town of Storrington which lies at the foot of the north side of the South Downs and the ambling River Stor, the development is located close to the High Street and all its amenities.

It is a condition of purchase that all Residents must be over the age of 60 years.

**Entrance Hall**  
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

**Lounge with access to balcony**  
A well-proportioned living area with patio door opening onto a generously sized walk out balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. New fitted carpets and freshly painted throughout. Raised electric power sockets for convenience. Partially double glazed doors lead onto a separate kitchen.



**Kitchen**  
Fully tiled and fitted kitchen with a range of modern wood effect floor and wall mounted units and drawers with a black work top surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

**Bedroom**  
Double bedroom boasting a walk-in wardrobe housing rails and shelving for ample clothes storage. Newly carpeted and freshly painted throughout. Ceiling lights, TV and phone point.

**Bathroom**  
Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

**Parking**  
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

**Service Charge**  
Service Charge:  
• Cleaning of communal windows  
• Water rates for communal areas and apartments  
• Electricity, heating, lighting and power to communal areas  
• 24-hour emergency call system  
• Upkeep of gardens and grounds  
• Repairs and maintenance to the interior and exterior communal areas  
• Contingency fund including internal and external redecoration of communal areas  
• Buildings insurance

Service Charge: £4,520.80 per annum (for financial year ending 31/03/2026)

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.  
  
[View full service charge breakdown](#)



## 1 Bed | £210,000

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

**Leasehold**  
Lease: 125 Year Lease from 1st June 2013  
Ground rent £435.00 per annum  
Round rent review date: 1st June 2028

**Moving Made Easy & Additional Information**  
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the cabinet Broadband available
- Mains water and electricity
  - Electric room heating
  - Mains drainage

