



60, Rosehill

Billingshurst | West Sussex | RH14 0QB |

Situated in a central location of Billingshurst with excellent access to the High Street with all its amenities. A first floor 2 bedroom apartment presented in beautiful order with modern night storage heating. Aimed at those aged 55+ and forming part of this popular development of Sussex style cottages and apartments situated amidst attractive landscaped gardens with ample residents parking.

Entrance Hall.
(Shared by one other property). Stairs to first floor, door to;

Hall.
Cloaks cupboard, modern electric night storage heater, luxury vinyl floor, deep airing cupboard, access to loft space.

Lounge.
Modern night storage heater, double glazed window, emergency pull cord, luxury vinyl floor.

Kitchen.
Comprehensive range of wall and base units incorporating laminate topped work surfaces with drawers and cupboards under, stainless steel sink unit, space and plumbing for washing machine, space for cooker, space for tall fridge/freezer, double glazed window, pull cord, luxury vinyl floor.

Bedroom 1.

Fitted wardrobes, electric heater, double glazed window, pull cord, luxury vinyl floor.

Bedroom 2.
Electric heater, double glazed window, luxury vinyl floor.

Bathroom.
Pedestal wash hand basin, panel bath with hand held shower attachment, WC, luxury vinyl floor.

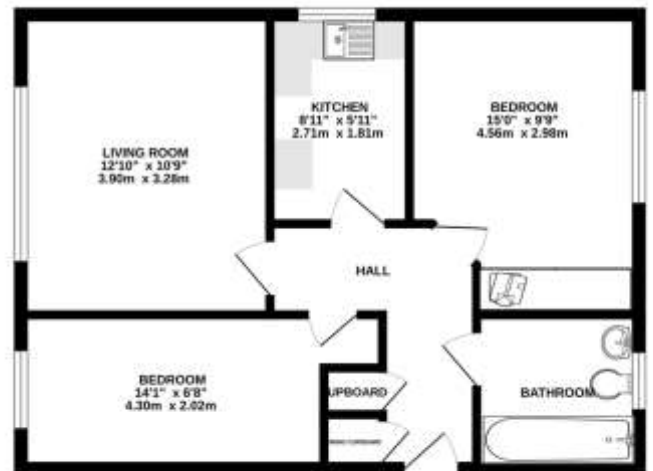
Outside.
There are small areas of garden to the front and rear of the apartment.
Nearby are further communal landscaped gardens including lawns, rose gardens and seating areas.

Parking.
Ample residents parking spaces are found close by.

Energy Rating = D. Council Tax Band C. Ground Rent Approx. £150 p.a. Service Charge approx: £203 p.m. Lease remaining approx. 64 years



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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.