



## 56, Rosehill

Billingshurst | West Sussex | RH14 9QQ |

Situated in a central location of Billingshurst having excellent access to the High Street with all its amenities. A spacious ground floor 2 bedroom apartment with double glazing, a wet room and plenty of storage. 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, along with a shared cupboard, front door to;

Hall

Airing cupboard with updated water tank and shelving, additional storage cupboard with coat hooks and shelving, electric heater and doors leading off to all rooms.

Lounge

Modern electric wall mounted remote controlled fire with floating shelf above, additional electric heater, double glazed window with venetian blind overlooking the beautifully kept communal gardens, emergency pull cord.

Kitchen

Comprehensive range of wall and base units incorporating laminate topped work surfaces with drawers and cupboards under, stainless steel sink unit with draining board, free standing washing machine, two ring electric hob with extractor above, integrated combination microwave oven, integrated fridge, integrated dishwasher, towel rail, double glazed window with roller blind.

Bedroom 1

Fitted wardrobes, electric heater, double glazed window with venetian blind, emergency pull cord.

Bedroom 2

Electric heater, double glazed window with roller blind.

Wetroom

Electric shower with glass screen and optional pull down seat, wash hand basin with vanity unit under, WC with hidden cistern, mirror with light above, emergency pull cord, double glazed window with roller blind.

Outside


There is an area of communal garden to the front of the apartment and to the side and rear there are further communal landscaped gardens including lawns, rose gardens and seating areas. The property comes with an external storage cupboard next to the front door. There is also an external electrical socket.

Parking

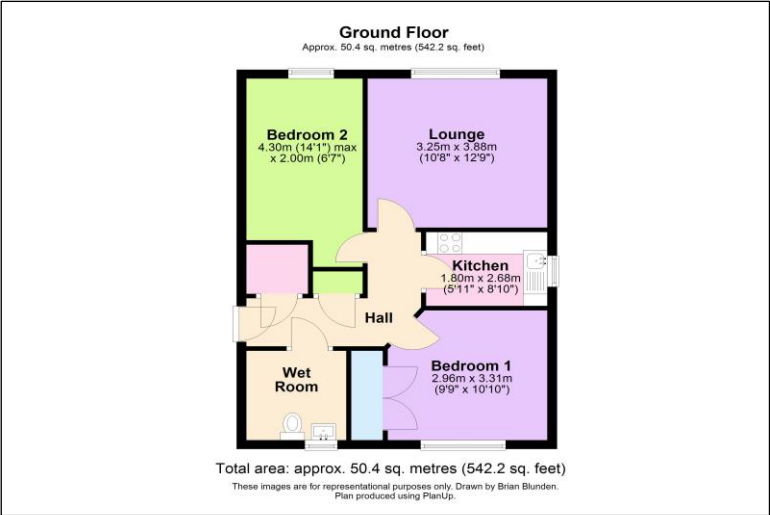
Ample residents parking spaces are found close by.

Energy Rating = D. Council Tax Band C. Ground Rent £150 p.a.

Service Charge £217.50 p.m. Lease remaining approx. 60 years



Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS    www.fowleronline.co.uk    billingshurst@fowleronline.co.uk    01403 786787



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.