



## 49, Rosehill

Billingshurst | West Sussex | RH14 9QN |

A lovely one-bedroom first-floor apartment forming part of the sought after Rosehill retirement development, designed in the style of traditional Sussex cottages and apartments. Situated in a quiet yet central location, the property offers easy access to the High Street with its range of shops, amenities, and excellent transport links including a nearby bus stop. The development is set within beautifully maintained, landscaped communal gardens and is managed by Anchor Hanover, providing peace of mind with an on-site Estate Manager and a 24-hour emergency alarm system in every property.



**Entrance Hall.**

Storage cupboard. Door to stairs leading up to first floor;

**Hall.**

Storage cupboard and airing cupboard. There is access to the loft space.

**Lounge.**

Night storage heater, emergency pull cord, double glazed window.

**Kitchen.**

Comprising: work surface with stainless steel sink and drainer having space and plumbing for washing machine under, further work surface with inset ceramic hob and integrated oven under, cupboard and drawer to side, space for tall fridge/freezer, eye level cupboards, retractable extractor hood, double glazed window, emergency pull cord.

**Bedroom.**

Fitted wardrobes, electric wall heater, double glazed window, emergency pull cord.

**Shower Room.**

Shower room comprising; shower cubicle with electric mixer shower, wash hand basin with vanity under, WC, electric towel rail, obscured double glazed window, emergency pull cord.

**Ample residents parking.**

**Gardens and Grounds.**

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.

**Ground Rent: £150 per annum**

**Council Tax Band: B**

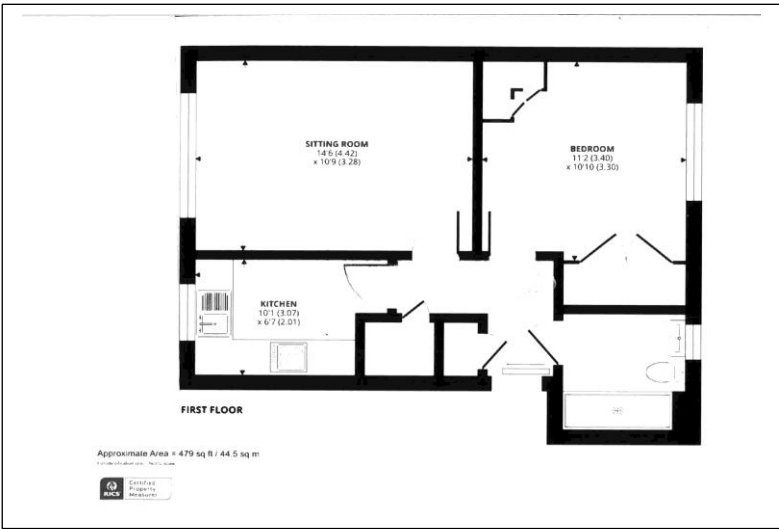
**Lease Remaining: approx. 62 years**

**EPC Rating: C**

**Service Charge: £253.20 per month**



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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.

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