



9, Maplehurst Court

Billingshurst | West Sussex | RH14 9GJ |

This well-maintained home offers a comfortable layout comprising a bright lounge, fitted kitchen, double bedroom, and modern bathroom. The communal areas are also attractively maintained, adding to the overall appeal of the development. The property benefits from an allocated parking space along with visitor parking bays. Ideally positioned for commuters, it provides easy access to the mainline railway station, offering regular services to London and the South Coast. Held on a 125-year lease from 2003, this apartment represents an excellent opportunity for first-time buyers, investors, or those seeking a convenient base in Billingshurst. The village offers a wide range of local amenities including schools, shops, pubs, and access to beautiful countryside walks, combining modern living with a welcoming community atmosphere.

Entrance

Communal front door with entry phone system, staircase to second floor, personal front door with inset spy hole, to:

Hall

Electric heater, deep airing cupboard housing pressurised hot water tank, access to roof space.

Living Room

Double glazed window with outlook over car park to countryside beyond, electric heater.

Kitchen

The kitchen has a worksurface with inset sink unit with base cupboard under, free-standing washing machine, further worksurface with base cupboards and drawers under, integrated electric hob and oven under, free-standing tall fridge/freezer, eye-level cupboards, stainless steel extractor hood over hob.

Bedroom

Built-in double wardrobes, double glazed window, electric heater.

Bathroom

White suite comprising: panelled bath with twin hand grips and mixer tap with shower head over and glazed shower screen, pedestal wash hand basin with mixer tap, w.c., heated towel rail, extractor fan.

Council Tax Band: B

Lease Remaining: approx. 102 years

EPC Rating: C

Service Charge: £1483.93pa

Ground Rent: £125.00pa



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Important Notice

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- 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,

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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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