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# 10 Badgers Way, Loxwood, Billingshurst RH14 0TJ

Courtney Green are pleased to bring to the market this two double bedroom ground Bedroom 1 floor garden maisonette, presented in good order throughout, and located at the end of A large double bedroom with fitted wardrobe, and front aspect window. a quiet cul-de-sac in the picturesque village of Loxwood. Uniquely, the property has three entrances. One from the communal entrance which accesses the entrance hall, one from the front communal gardens, and one from the kitchen, which accesses the maisonette's private garden. The accommodation comprises an entrance hall, a sitting dining room, a fitted kitchen, a large double bedroom with fitted wardrobes, a second double bedroom with fitted wardrobes, and a shower room. Outside, there is communal parking and a communal lawn to the front of the property. To the rear is a private, low maintenance garden, which is paved and has a side access gate. Offered to the market with no onward chain.

SITUATION The popular village of Loxwood has an array of amenities including a new convenience store which is currently under construction, hairdressers, doctors' surgery and a well reputed butcher. The Onslow Arms is located on the banks of the Wey and Arun canal offering scenic walks along the extent of the towpath connecting with extensive and beautiful countryside via a myriad of public footpaths and bridleways. Along with the well regarded village primary school, there are excellent garden to the rear, which is paved, has a timber shed, and a side access gate. seats of learning nearby including The Weald, Pennthorpe, Farlington to name just a few. The larger centres of Cranleigh, Horsham and Guildford provide more comprehensive recreational facilities and mainline railway stations to London, (Horsham/Victoria, 54 minutes and Guildford/Waterloo, 33 minutes). There are excellent sporting and recreational facilities a short distance away, namely racing at Additional Information Goodwood, show jumping at Hickstead, polo at Knepp Castle and Cowdray Park and sailing from Chichester harbour.

The accommodation comprises:

#### **Entrance Hall**

A convenient entrance hall with cupboard housing MegaFlow hot water tank, shelf storage above, electric warm air heating system with storage cupboard above, doors to all rooms.

Sitting/Dining Room

The sitting room has a door opening to the communal front gardens, front aspect window, satellite points, telephone point, thermostat control, door opening to kitchen.

The kitchen comprises a range of eye and base level cabinets and drawers with contrasting worktops over, one and a half bowl sink and drainer with mixer tap, space for cooker, space for washing machine, hidden extractor, and French doors opening to private courtyard garden.

### Bedroom 2

The second bedroom has a rear aspect window overlooking the courtyard garden, and a half height fitted wardrobe with fitted drawers below, cupboard housing electricity fuse board and meter.

#### Shower Room

The shower suite comprises and enclosed shower cubicle with shower attachment over, vanity wash hand basin with mixer tap above and storage beneath, low-level WC, floor to ceiling wall tiling, tiled floor, obscured rear aspect window, heated towel radiator.

### OUTSIDE

The property has a well kept communal lawn to the front, and a private courtyard

## Additional Information

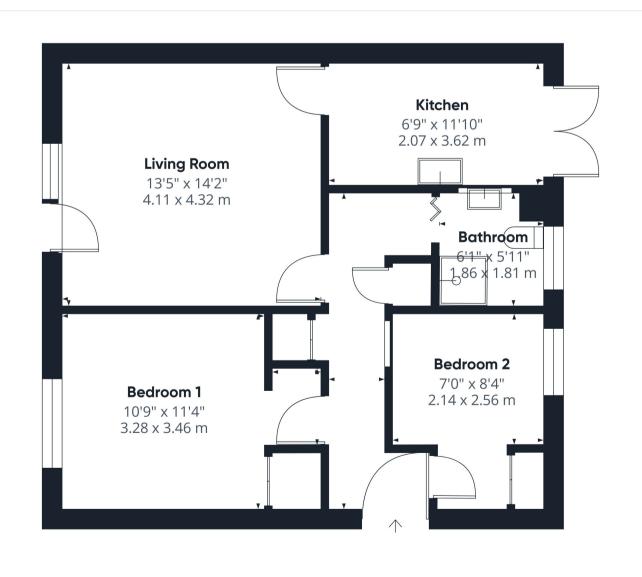
Lease Length - 83 years remaining Service Charge - £1,741.68 per annum Ground Rent - £10 per annum

Council Tax Band - B

**Agent's Note:** We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

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