



Price Range £220,000 - £230,00

Station Road, Billingshurst

kw **MARTIN LUNDY**
ESTATE AGENTS

Station Road, Billingshurst RH14 9RU

With views towards the South Downs, this two bedroom apartment offers almost 680sq ft of bright and airy living space, plus a garage in a nearby block and access to a well maintained communal garden area.

The wide and welcoming entrance hall with built in coats cupboard leads to all rooms, including the kitchen with a lovely far reaching view whilst doing the washing up! The lounge / dining room shares the view from a large picture window with deep ledge and there is plenty of space for a couple or small family to relax and enjoy each others company at the end of the day. The principle bedroom is a large double, with a full width fitted wardrobe plus an additional double wardrobe - his and hers, perhaps? The second bedroom looks out across the communal rear garden and is a good size, again with a built in wardrobe for storage. The shower room is very smart and modern.



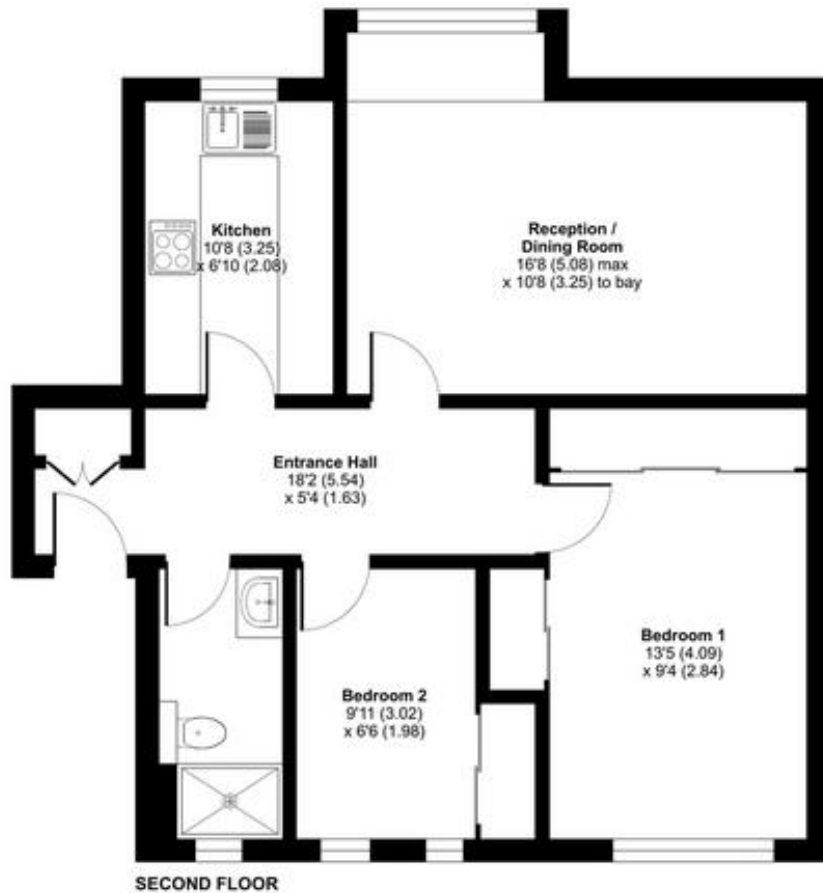
Commuters will love that the railway station is only a three or four minute walk away, with direct routes to London and Gatwick. A Tesco Express, pub, chemist and a few takeaways are by the station, with further shops, pubs, cafes and restaurants to be found within about half a mile in Billingshurst's bustling village centre. The Weald Secondary School, Wakoos Nursery / Preschool and Billingshurst Leisure Centre are just over the road from the property, with the beautiful community gardens only a moments down the road.



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Approximate Area = 678 sq ft / 63 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © nlsystems 2024. Produced for Lundy-Lester Ltd. REF: 1120014



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.