



## Orion Apts, 10 William Belt Road, Pease Pottage

In Excess of £300,000

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## Orion Apts, 10 William Belt Road, Pease Pottage

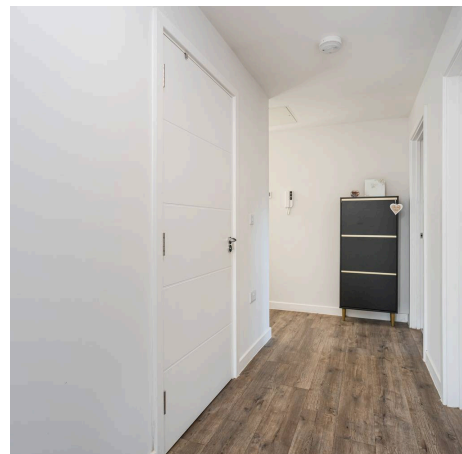
- Woodgate Development in Pease Pottage
- Built in 2022 by Alphium Homes
- First floor apartment
- Dual aspect, open plan living/kitchen area
- Two allocated parking spaces
- Stunning development with village green, coffee/farmhouse shop & backs onto Tilgate Park
- Council Tax Band 'C' and EPC 'B'

A stunning two-bedroom first floor apartment located on the highly sought after Woodgate Development in the popular village of Pease Pottage, built by Alphium Homes in 2022.

The apartment has been dressed and fitted to a high standard throughout and is accessed via secure video entry phone system. Upon entry into the flat there is a spacious hallway with ample space for shoes and coats with two double storage cupboards.

The living room is open plan to the kitchen area and is of dual aspect with windows overlooking the rear and side allowing plenty of natural light to flow through the room with the added benefit of a Juliet balcony.

There is ample space for a dining table and chairs as well as living room furniture to bring an element of separation between living space and the kitchen area. The kitchen is fitted with attractive wall and base units incorporating cupboards and drawers with work surfaces over and space for all appliances.







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Bedroom one is a generous double room with space for free standing wardrobes, bed side cabinets and a large bed. Bedroom two is also a large double bedroom capable of holding free standing furniture and desk as the sellers currently are.

Finally, the family bathroom is fitted in a modern and contemporary white suite comprising a panel enclosed bath with glass shower screen and wall mounted shoer unit over, wash hand basin and low level WC.

Outside, there is a parking area specifically for the residents of Orion Apartments with two spaces being allocated to this apartment as well as a visitor space. The development is fantastic for modern day living with an on-site farmhouse coffee shop, primary school, variety of ponds, a village green and a fitness trail.

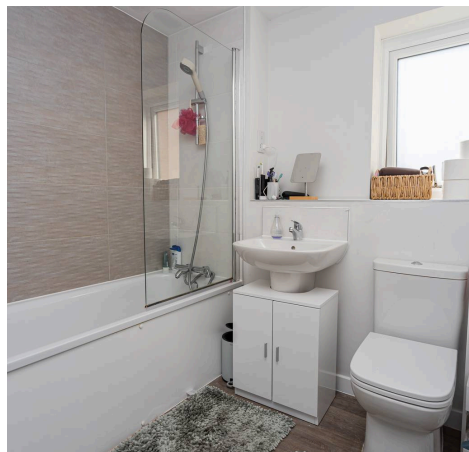
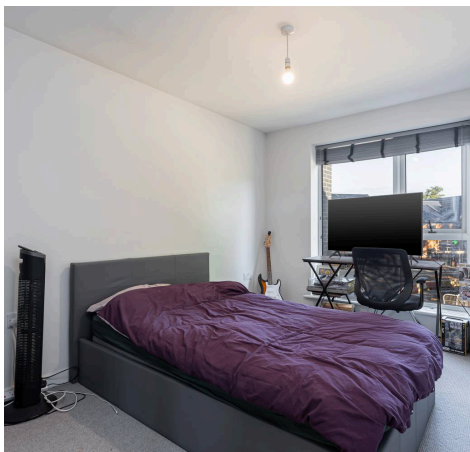
### Lease Details

Length of Lease: 999 years from 1 January 2019

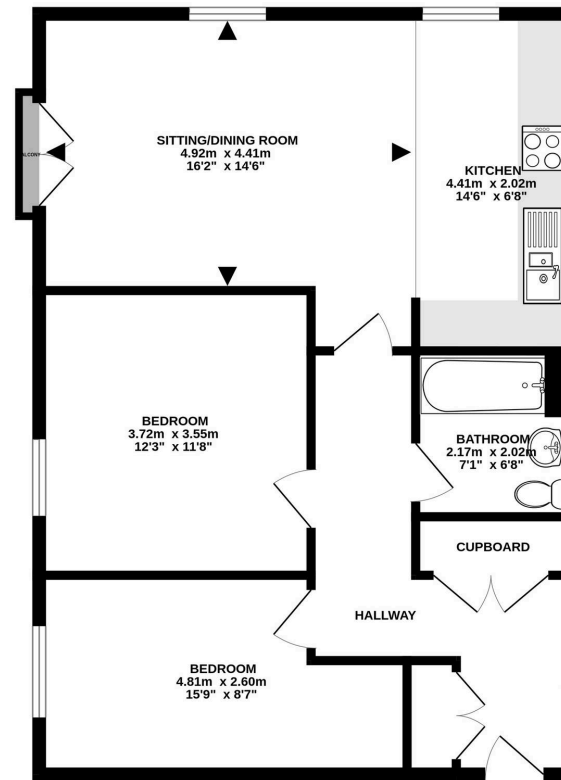
Annual Service Charge – £1,679

Service Charge Review Period – March

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



68.9 sq.m. (741 sq.ft.) approx.



TOTAL FLOOR AREA: 68.9 sq.m. (741 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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