



**Guide Price**  
**£325,000**

**Freehold**

2x  1x  1x 

**Myrtle Lane,  
Billingshurst, West  
Sussex, RH14**

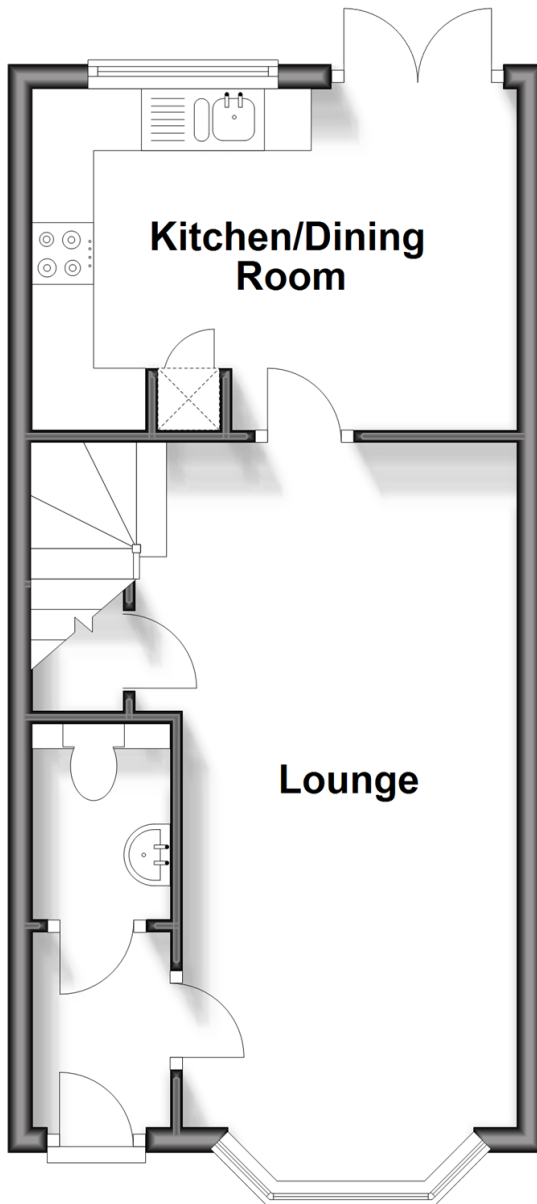
**OVER 60?**

Secure this property  
for up to **59% less!**

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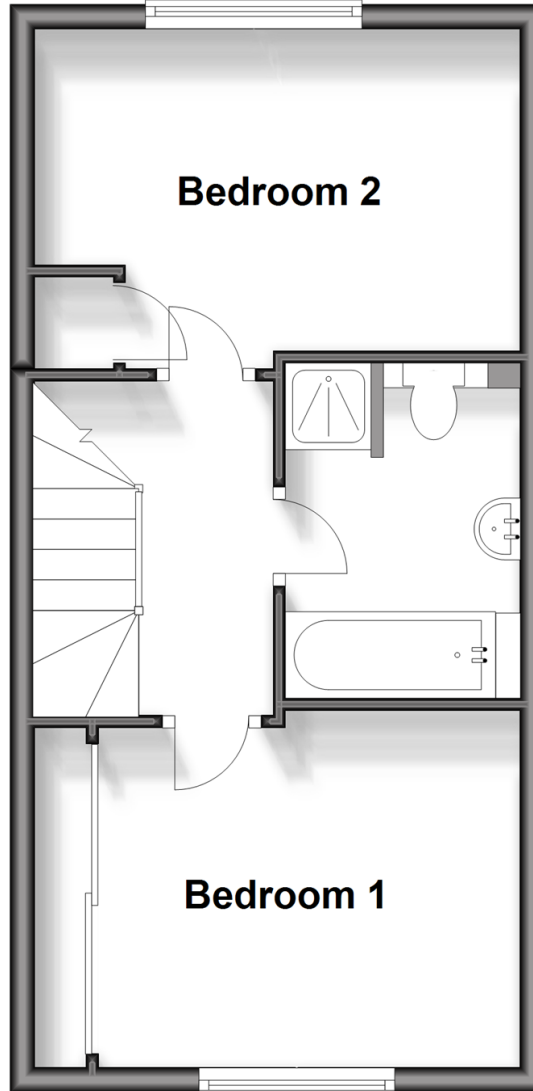
## Ground Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 20'2 x 13'0 (6.15m x 3.97m)

Kitchen/Dining Room: 13'0 x 9'1 (3.97m x 2.77m)

### FIRST FLOOR

Landing

Bedroom 1: 11'6 up to fitted wardrobes x 9'6 (3.51m x 2.90m)

Bedroom 2: 13'0 x 9'1 (3.97m x 2.77m)

Bathroom

### OUTSIDE

Rear Garden

Two Allocated Parking Spaces

Maintenance - £260 Per Annum





## Main features

- A beautifully presented modern house
- Two allocated parking spaces
- No onward chain
- Modern kitchen/dining room
- Great location and with close proximity to the train station, bus services, primary school, shops and leisure centre and so much more



### Nearest Schools

Primary School: Billingshurst Primary School 0.4 miles

Secondary School: The Weald School 0.7 mile



### Transport Information

Train Stations:

Billingshurst 0.1 miles, Pulborough 5.3 miles



### Address

Myrtle Lane, Billingshurst, West Sussex, RH14



### Directions

For directions to this property please contact us.





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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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