



Highams Hill  
Gossops Green, West Sussex RH11 8BW

**£230,000**



Astons are pleased to offer this well presented top floor apartment to the market. This delightful flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two double bedrooms, there is ample space for a small family, guests, or even a home office.

Situated just a stone's throw away from Ifield train station, commuting will be a breeze for those working in the city or exploring the surrounding areas. The proximity to Mill Pond Park offers a tranquil escape from the hustle and bustle of daily life, ideal for leisurely strolls or picnics on sunny days.

Families will appreciate the convenience of having good local schools catering to all ages within easy reach. Whether you have young children starting their educational journey or teenagers preparing for exams, the proximity of these schools will make the daily school run a stress-free experience.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your loved ones.



### Hallway

Personal front door, radiator, storage cupboard, thermostat, doors to:

### Lounge/Dining Room

Double aspect double glazed windows and double glazed patio doors to Juliet balcony, radiator.

### Kitchen

Range of base and level panel fronted units with work surfaces over and tiled splash backs, inset Belfast sink with a mixer tap, built in stainless steel oven with a gas hob over and stainless steel extractor hood above, space for a fridge/freezer and washing machine, unit housing Worcester gas fired boiler, wood effect flooring, double glazed window, radiator.

### Bedroom One

Double glazed window, radiator.

### Bedroom Two

Double glazed window, radiator.

### Bathroom

Refitted period style white suite comprising a panel enclosed bath with a mixer shower unit over with fixed head and folding screen, pedestal hand basin with a mixer tap, wc, part tiled walls, tiled floor, heated towel rail, obscured double glazed window, recessed down lighters, airing cupboard.

### Communal Grounds

The building is surrounded by communal grounds which are mainly lawned with trees and shrubs.



### Storage Shed

In the communal courtyard area there is a lockable brick built shed which comes with the apartment.

### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

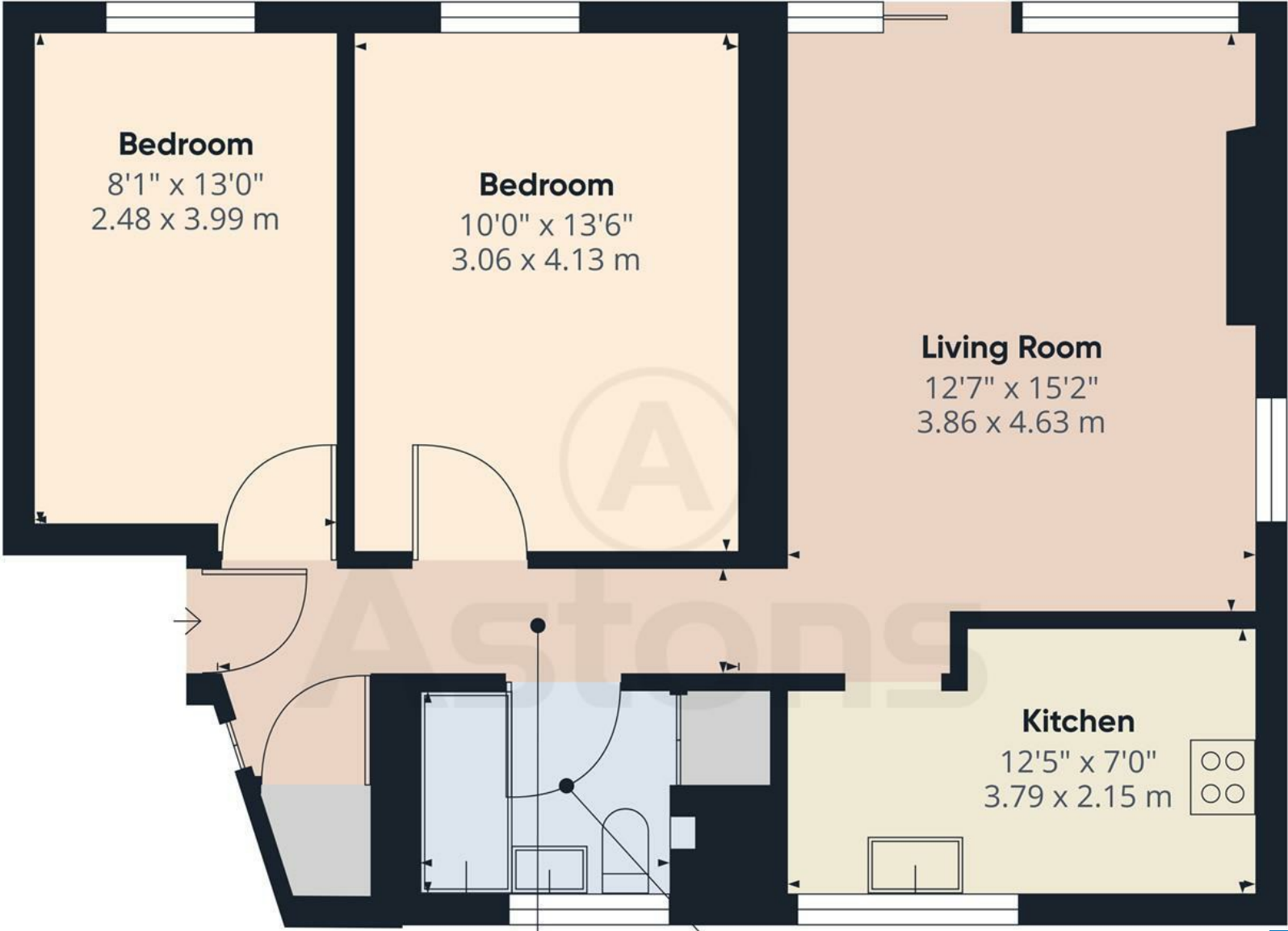
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.











**Bedroom**  
8'1" x 13'0"  
2.48 x 3.99 m

**Bedroom**  
10'0" x 13'6"  
3.06 x 4.13 m

**Living Room**  
12'7" x 15'2"  
3.86 x 4.63 m

**Kitchen**  
12'5" x 7'0"  
3.79 x 2.15 m

**Hallway**  
13'7" x 2'10"  
4.15 x 0.88 m

**Bathroom**  
6'9" x 5'6"  
2.06 x 1.68 m

**Approximate total area<sup>(1)</sup>**  
622.48 ft<sup>2</sup>  
57.83 m<sup>2</sup>

(1) Excluding balconies and terraces

