



21 Farriers Close, Billingshurst - RH14 9LT

Guide Price **£225,000**

21 Farriers Close, Billingshurst

- First floor apartment with only four in the building
- Within walking distance of village and station
- Gas central heating
- Double glazing
- Modern kitchen
- Modern bathroom
- Good length lease
- Affordable service charges
- Allocated parking
- Communal gardens

This well-presented two bedroom first floor apartment is one of only four in a purpose-built building. The property is ideally situated within walking distance of the village centre and the local train station, making it perfect for commuters and those who enjoy village amenities. Inside, the flat features a modern kitchen with contemporary fittings and a stylish bathroom. The apartment benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency. The property also enjoys access to a large part-boarded loft. With a good length lease and affordable service charges, this property represents an excellent opportunity for both first-time buyers and investors. Additional features include allocated parking for residents' convenience.

The apartment enjoys access to well-maintained communal gardens. The allocated parking space is located close to the building, making access straightforward and secure. Nearby to the apartment is a bus stop.



The combination of pleasant outdoor areas and practical amenities ensures that this property offers both comfort and convenience in a desirable village setting. Early viewing is highly recommended to appreciate all that this apartment has to offer.

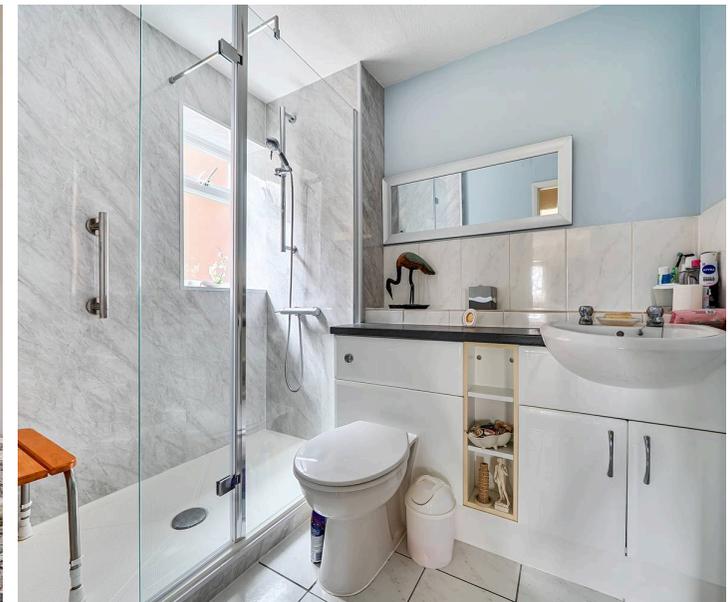
Billingshurst is a thriving large village in the heart of West Sussex and surrounded by some fine countryside with a main line station to London (Victoria approximately 65 minutes) and the South Coast. Highly sought after schools in the locality from infant to sixth form with the Billingshurst Primary Academy School and then The Weald Community School. Leisure facilities with the Football Club, Cricket Club, tennis and bowls clubs, leisure centre with gym and swimming pool are all nearby. The centre, with its good range of shopping facilities including Sainsburys and Lidl, restaurants, pubs, library, post office, doctors' surgery, churches and bus services. The village provides good links with both Horsham and Gatwick International Airport. There is an abundance of history dating back to Roman times and many countryside walks on your doorstep.

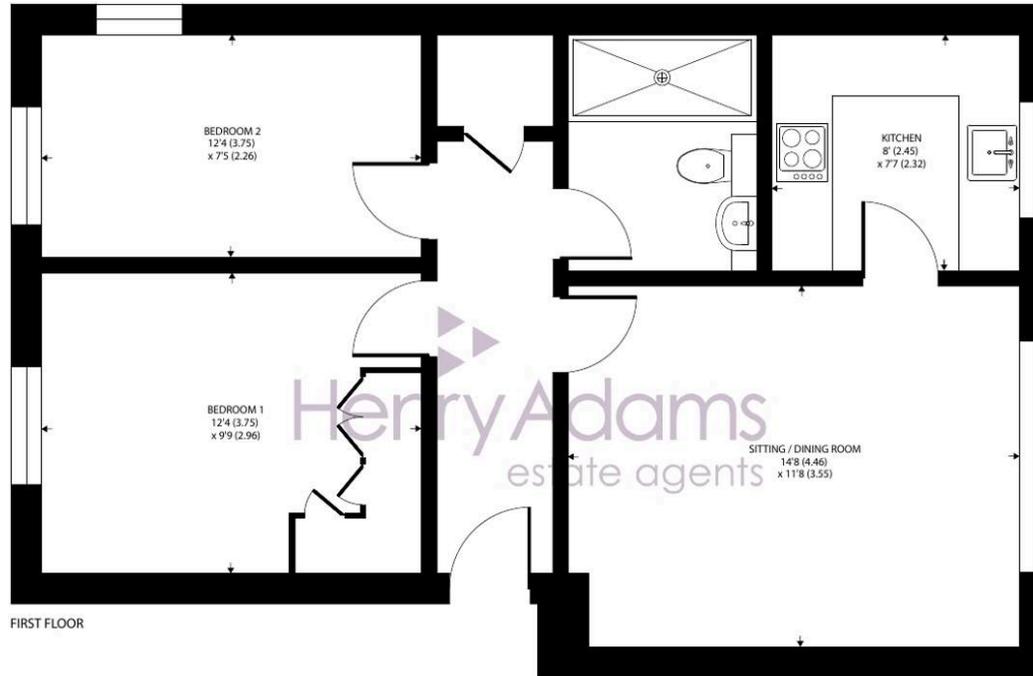
Council Tax band: B

Tenure: Leasehold

Service Charge: £80 pcm

EPC Energy Efficiency Rating: C





Approximate Area = 585 sq ft / 54.3 sq m

For identification only - Not to scale



Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535

storrington@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.