



54, Rosehill

Billingshurst | West Sussex | RH14 9QQ |

Situated in a central location of Billingshurst having excellent access to the High Street with all its amenities. An immaculately presented and fully updated ground floor 2 bedroom apartment with double glazing and modern electric heating. There is a refitted kitchen with many fitted appliances and refitted shower room. The bedrooms are of a good size with the main bedroom having a wealth of quality fitted wardrobes and the second bedroom has an ingenious study/bed that suites all occasions. Aimed at those aged 55+ and forming part of this popular development of Sussex style cottages and apartments situated amidst attractive landscaped gardens with ample residents parking.

Entrance Hall

Shared by one other property, along with a shared cupboard, front door to;

Hall

Airing cupboard withconcealed water tank and shelving, additional cupboard electric heater and doors leading off to all rooms.

Lounge

Modern electric heater, double glazed window with venetian blind overlooking the beautifully kept communal gardens, emergency pull cord.

Kitchen

Comprehensive range of wall and base units incorporating laminate topped work surfaces with drawers and cupboards under, stainless steel sink unit with draining board, integrated washing machine, ceramic hob with extractor above, integrated oven, integrated fridge, double glazed window with roller blind.

Bedroom 1

Quality fitted wardrobes, modern electric heater, double glazed window withplantation shutter, emergency pull cord.

Bedroom 2

Modern electric heater, double glazed window with roller blind. Built in furniture fronted in light oak and comprising a feature desk/concealed bed with matching overhead storage and matching wardrobe with shelved unit to side.

Shower Room

Large shower cubicle with mixer shower and frameless screen and chrome hand grips, wash hand basin with storage under, WC, two medicine cabinets and a mirror incorporating electric light, heated towel rail, double glazed window, emergency pull cord.

Outside

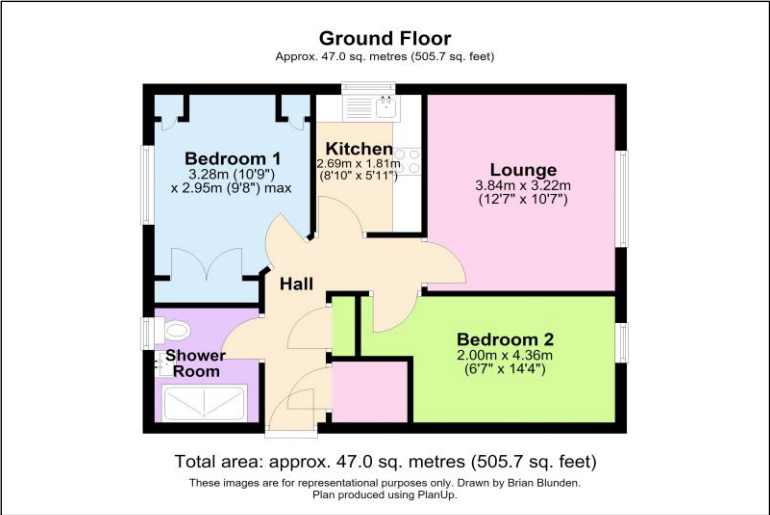
There is an area of communal planting to the front of the apartment and to the side and rear there are further communal landscaped gardens including lawns, rose gardens and seating areas. The property comes with an external storage cupboard next to the front door.

Parking

Ample residents parking spaces are found close by.
Energy Rating = E. Council Tax Band C. Ground Rent £150 p.a.
Service Charge £337.22 p.m. Lease remaining approx. 60 years



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