



7, Osmund Court

Rowan Drive | Billingshurst | RH14 9BF

A ground floor one bedroom apartment within a popular retirement complex close to the village centre. The flat is offered for sale on a 75% ownership with the remainder owned by Saxon Weald. The development has an impressive range of facilities. These include a 24 hour Lifeline linked to the Care Provider, security entry system, reception, small library on all floors, notice board, a laundry room and a small hairdressing salon. There is a communal lounge on the ground floor with smaller lounges on the first and second floors, restaurant for residents and visitors, two guest rooms, extra care facilities for those who need more support, parking and communal gardens.

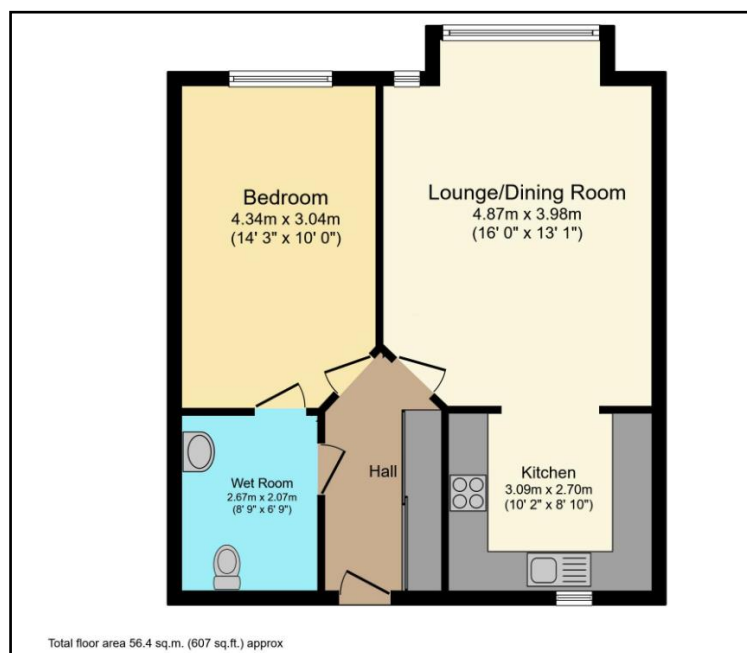
A well-appointed ground floor one bedroom apartment within a popular retirement complex managed by Saxon Weald and being close to the village centre and all its local shops. The good size accommodation is approached by a large entrance hall with built-in cupboards, a large sitting room with a full height double glazed window. An archway leads through from the sitting room to the kitchen with a matching range of units and roll edge work surfaces and comprising: - inset hob with double oven under, the washing machine and fridge/freezer are also included. The bedroom is of a good size. The wet room comprises a spacious shower area with wall mounted shower, w.c. and wash basin. All rooms have emergency pull cords and the heating and hot water is all included in the maintenance charge.

Situation.

Osmund Court occupies a very central position within proximity to the High Street with its range of shops, pharmacy, butcher, baker, Post Office and excellent medical centre. There is also a gym with swimming pool and mainline railway station with services to London/Victoria and the south coast. More extensive shopping, banking and leisure facilities can be found in Horsham which is approximately 9 miles away which can be reached by a direct bus link from Billingshurst High Street.



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EPC RATING= C. COUNCIL TAX= B .
MAINTENANCE CHARGE= £576.56 pm
GROUND RENT= NIL
REMAINING LEASE APPROX. 105YEARS

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.