



61, Rosehill

Billingshurst | West Sussex | RH14 9QQ |

A spacious two-bedroom retirement cottage for the over 55's, ideally situated within a charming and well-maintained development, just a short stroll from the High Street and its excellent range of shops and amenities. Offered for sale with no onward chain, this delightful home combines independent living with added peace of mind, benefiting from emergency pull cords throughout most rooms, a 24-hour emergency alarm system, and the reassurance of an on-site Estate Manager.

The accommodation begins with a welcoming entrance hall with a useful storage cupboard and night storage heating, leading to a convenient ground floor cloakroom.

The generous living room provides an excellent space to relax and entertain, there is a night storage heater, emergency pull cord and a fitted stair lift providing easy access to the first floor. Double glazed doors open onto the private rear patio, allowing natural light to flood the room and creating an attractive connection to the garden.

The fitted kitchen offers a range of matching base and wall units with wood-effect work surfaces, incorporating an inset sink, electric hob with extractor above, built-in oven, fitted washing machine and slimline dishwasher, together with space for a tall fridge/freezer. A double-glazed window overlooks the front and an emergency pull cord provides additional reassurance.

On the first floor, the landing gives access to the loft space and an airing cupboard. The principal bedroom is a particularly spacious double, benefitting from fitted wardrobes, a further deep storage cupboard, night storage heating, double glazed window and an emergency pull cord. The second bedroom

enjoys a double-glazed window and electric heater, making it ideal as a guest room, hobby room or study.

The accommodation is completed by a refitted wet room, thoughtfully designed with a fitted seat, electric shower, vanity wash hand basin and WC.

Outside, the development enjoys beautifully maintained landscaped communal gardens with sweeping lawns, colourful, well-stocked flower beds and winding pathways leading to several seating areas where residents can relax and enjoy the peaceful surroundings. To the rear of the cottage is a private paved patio, providing an attractive space for outdoor seating before opening onto the communal lawn.

Ample residents' parking is conveniently located to the rear of the property, just a short distance from the cottage.

EPC RATING=E.
COUNCIL TAX BAND= D.
MONTHLY SERVICE CHARGE= £280.56



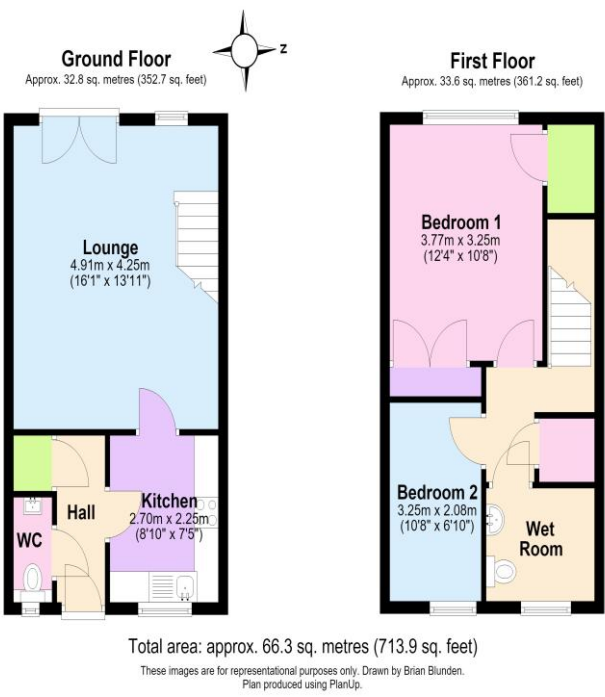








Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787



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