



11, Stanmore House, 112-114 High Street

Billingshurst | West Sussex | RH14 9QS |

A well appointed second floor purpose built apartment which is accessed via means of a passenger lift or staircase from the carpeted entrance hall. The property itself has a generous sized hall leading through to a lounge and well equipped kitchen with numerous integrated appliances. There are two good sized bedrooms, with the main bedroom having fitted wardrobes. The bathroom is fully tiled and the full suite includes a shower cubicle. The property benefits from double glazed windows and gas fired heating to radiators. To the outside are pleasant communal gardens and an allocated parking space. Undoubtedly a feature of the property is its location, being situated on the High Street of Billingshurst which gives excellent access to the village amenities with its good range of independent stores, restaurants and three public houses and there is also a Sainsbury's supermarket. The train station with its regular access to Gatwick and London is also very accessible.

Communal front door with entry phone system leading to:

Carpeted Hall

Staircase and lift leading to:

Second Floor Landing

Personal front door with inset spy hole leading to:

Hall

Radiator, entry phone system, thermostat for heating, deep cupboard, door to:

Cloakroom

Wash hand basin, wc, tiled floor.

Lounge

Two radiators, two double glazed windows with aspect to the rear.

Kitchen

Extensively fitted and comprising: worksurface with inset single drainer sink unit with mixer tap having base cupboards and drawers under, space and plumbing for washing machine, further matching worksurface with base cupboards and drawers beneath, fitted 'Stoves' oven with integrated four ring gas hob above, stainless steel splash back and

stainless steel extractor hood, range of matching eye-level units, integrated fridge/freezer, gas fired boiler, double glazed window, hard wood floor, recessed spot lights.

Bedroom One

Fitted wardrobes, double glazed window, radiator, recessed spot lights.

Bedroom Two

Radiator, double glazed window.

Bathroom

White suite with fully tiled walls and comprising: panelled bath with mixer tap and hand held shower attachment, tiled shower cubicle with mixer shower, wash hand basin with mixer tap, glazed shelf over, circular mirror and light/shaver point, concealed cistern w.c., chrome heated towel rail, tiled floor.

Outside

To the rear of the development is a parking area where there is an **allocated space** specifically for this property and there are some communal gardens surrounding the development with areas of lawn and various well stocked flower beds.

EPC RATING= B. COUNCIL TAX= C.

ANNUAL MAINTENANCE= Approx £2320.00. GROUND RENT= £200.00

LEASE LENGTH= 104 YEARS



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2018



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