Brock Taylor.







Woodside, Franklands Village, RH16 3UZ

Guide Price
£325,000 to £350,000

01444 474447
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A beautifully presented two-bedroom ground-floor apartment forming part of the exclusive Woodside development in Franklands Village.

The impressive open-plan living, dining and kitchen area extends to almost 21ft, providing an excellent space for relaxing, dining and entertaining. French doors open directly onto the property's private westerly garden terrace, creating a natural connection between the indoor and outdoor living spaces. The contemporary kitchen is fitted with a range of wall and base units and incorporates integrated appliances including an electric oven and hob, concealed extractor, dishwasher, washer/dryer and fridge freezer. Further features include LED under-unit lighting, useful pan drawers and a large larder cupboard.

The principal bedroom is a comfortable double with the added benefit of a stylish en-suite shower room. The second bedroom is also a well-proportioned double and offers Sharp's built-in wardrobes and a useful dressing table. It is served by the beautifully finished main bathroom.

One of the property's most appealing features is the private westerly-facing garden terrace, which is accessed directly from the main living area. Enjoying afternoon and evening sunshine, it provides an excellent private setting for outdoor dining, entertaining or simply relaxing at the end of the day. The terrace has been designed with low maintenance in mind, while planting helps create a pleasant and private outdoor environment. The property also benefits from well-maintained communal gardens, providing additional attractive outdoor surroundings without the responsibility of maintaining them yourself.

Tenure: Leasehold
Lease: 155 years from 2020
Service Charge: £1,808.42 per annum
Ground Rent: £250 per annum
Council Tax: Band B
Local Authority: Mid Sussex District Council















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Approximate total area(1)

65.1 m²

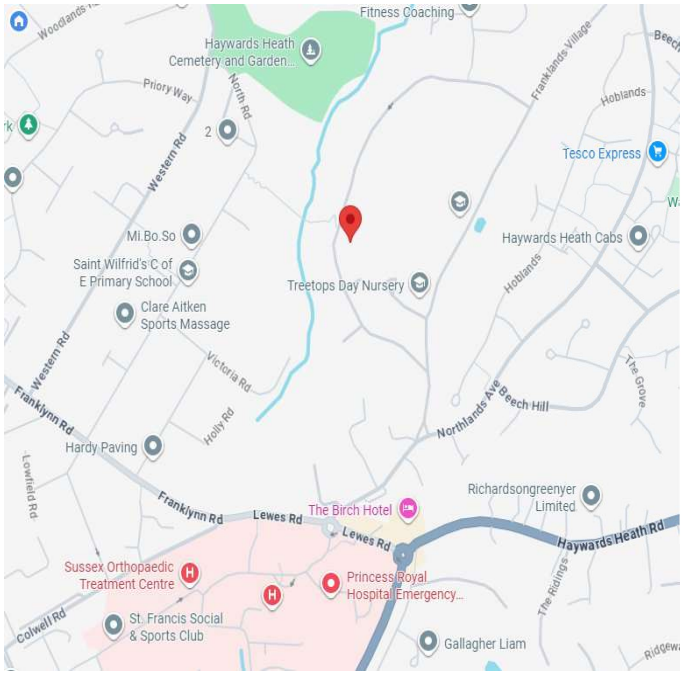
700 ft²

(1) Excluding balconies and terraces

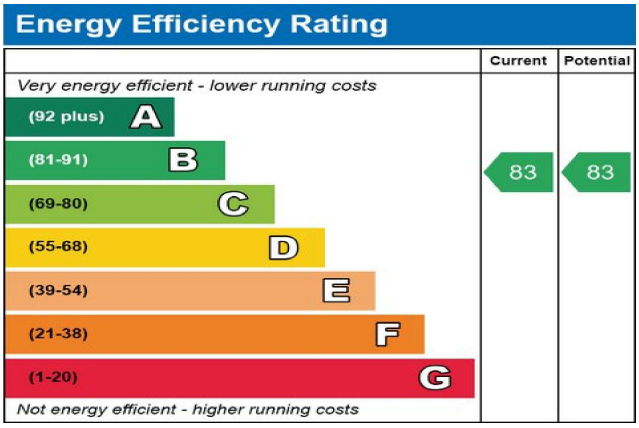
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.