



31, Weald Court | Station Road | Billingshurst | RH14 9RS





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£245,000 LEASEHOLD.

Occupying a truly unique position within the sought-after Weald Court development, this exceptional rooftop apartment is the only property of its kind, enjoying complete privacy, its own garage and breathtaking 180 degree panoramic views across the village, rolling countryside and South Downs beyond.



Accessed via a lift or staircase to the second floor, followed by a private staircase leading exclusively to the apartment's front door, this distinctive home offers both privacy and character. Upon entering, a welcoming entrance hall provides access to all principal rooms.

The kitchen enjoys a stunning picture window that perfectly frames the far-reaching westerly views, creating an inspiring backdrop for everyday living. It is fitted with a range of base and wall-mounted units and comes complete with a freestanding electric cooker and hob, washing machine, fridge and freezer.

The bright and spacious lounge/dining room is undoubtedly one of the highlights of the property. Flooded with natural light, it features windows and a glazed door opening onto a generous private west-facing roof terrace. Offering ample space for outdoor dining, entertaining or simply relaxing, it is the perfect spot to enjoy spectacular sunsets and uninterrupted views across the village and surrounding countryside.

The principal bedroom is an excellent-sized double, benefiting from large windows that allow natural light to pour in, together with a useful built-in storage cupboard. The second bedroom is also a comfortable double, making the apartment ideal for guests, home working or shared living.

The bathroom is fitted with a panelled bath with an electric shower over, shower curtain and rail, wash hand basin, WC and a contemporary chrome heated towel rail.

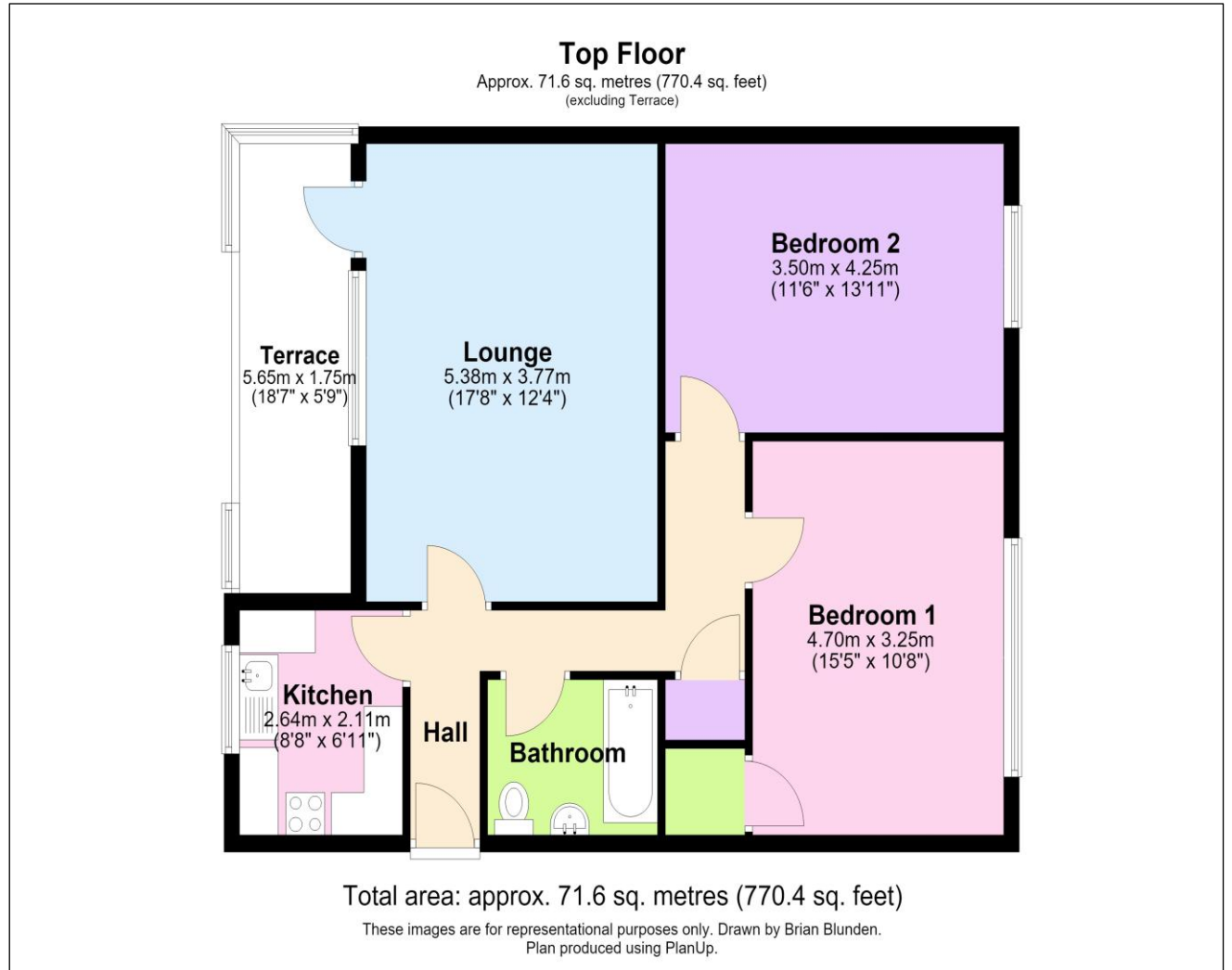
The property has been significantly enhanced with high-efficiency electric heating installed in 2024, a new chrome heated towel rail and an upgraded consumer unit, offering improved efficiency and peace of mind for the new owner. Residents of Weald Court also enjoy access to beautifully maintained communal gardens, providing attractive outdoor space to relax and enjoy throughout the year.

Adding to its rarity, this is the only apartment within Weald Court to benefit from its own private garage, making this a genuinely one-of-a-kind opportunity for buyers seeking a unique home with outstanding outdoor space, exceptional views and excellent practicality.

Perfectly positioned for day-to-day convenience, the apartment is within a short walk of the mainline railway station, making it an excellent choice for commuters. A convenience store, chemist, takeaways, public house, leisure centre and well-regarded schools are all close by, while the village High Street is also within comfortable walking distance, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities.

Further benefits include a long lease with approximately 145 years remaining, a peppercorn ground rent of just £35 per annum and an annual service charge of £895.20.

EPC RATING=D
COUNCIL TAX= C
ANNUAL MAINTENANCE=£895.20
GROUNT RENT=£40 p.a.
LEASE REMAINING=145 years approx.



*"We'll make you
feel at home..."*



Managing Director:
Marcel Hoad

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