



8, Arundel Court | Brookers Road | Billingshurst | RH14 9GD

 **FOWLERS**
ESTATE AGENTS



8, Arundel Court

Brookers Road | Billingshurst | RH14 9GD

£219,000
LEASEHOLD.

A first floor, two bedroom apartment with a large living room and well fitted kitchen with a window creating a very light, bright feel. The property is approached by a secure entry phone system that leads to a good sized hall with coat/store cupboard and separate airing cupboard. The large living room gives plenty of space for relaxing and will accommodate a large dining table if required. A well fitted kitchen has integrated oven and hob and microwave. There are two double bedrooms with the main bedroom having recessed double wardrobes and an en-suite shower. There is also the addition of a bathroom with a modern white suite. To the outside there is an allocated parking space and further visitors parking. Most of the items of furniture and kitchen appliances in this apartment are available and can stay if required.



Entrance

Communal front door with entry phone system, leading to:

Hallway

Staircase to first floor, personal front door with inset spy hole leading to:



Hall

Electric heater, store cupboard, airing cupboard housing pressurised hot water tank, door to:

Living Room

A large room with double glazed window, electric heater, opening to:



Kitchen

The kitchen comprises: worksurface with inset four ring ceramic hob and integrated oven under, base cupboards and drawers to either side, further

worksurface with inset sink unit with base cupboards under and fitted washing machine, free-standing tall fridge/freezer, stainless steel extractor over hob, eye-level cupboards, double glazed window.

Bedroom One

Recessed double wardrobe, electric heater, double glazed window, door to:

En-suite Shower

Comprising: large shower cubicle with mixer shower having drench head, vanity unit with wash hand basin with mixer tap and storage under, w.c., mirror fronted medicine cabinet, extractor fan.

Bedroom Two

Electric heater, double glazed window.

Bathroom

White suite comprising: panelled bath with twin hand grips and mixer tap, pedestal wash hand basin with mixer tap and deep sill over, w.c., shaver point, heated towel rail, extractor fan.

Outside

Allocated Parking

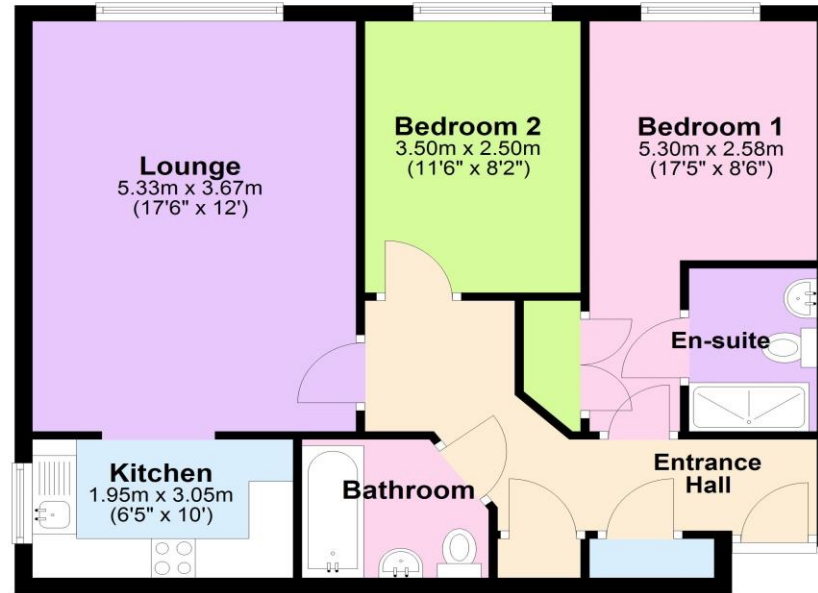
Situated close to the property is an allocated parking space noted number 8A and there is ample visitor parking surrounding.

EPC RATING= C
COUNCIL TAX= C
GROUND RENT= £150.00
SERVICE CHARGE= Approx
£2200 this year.



First Floor

Approx. 63.8 sq. metres (686.3 sq. feet)



Total area: approx. 63.8 sq. metres (686.3 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.

Plan produced using PlanUp.



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



Managing Director:
Marcel Hoad

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

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.