



A well presented, recently redecorated ground floor flat situated close to the village High Street and with good access to the main line railway station with its services to London Victoria, London Bridge and the south coast. Recently installed thermostatically controlled digitally programmable electric wall heaters. Billingshurst has a range of facilities including leisure centre with swimming pool, various sports clubs, primary and secondary schools, churches, public library, health centre, supermarket and shops. The well-proportioned accommodation comprises:-Hall, living room with bay window, a double bedroom, fitted kitchen and modern white bathroom. The property also benefits from double glazed windows. To the outside is an allocated parking space and additional visitors spaces, attractive communal gardens and communal clothes drying

Communal Entrance Hall

With private front door to

Entrance Hall

Wall mounted entry phone, airing cupboard housing hot water tank.

Living Room

Double glazed bay window overlooking communal gardens, electric wall heater, t.v. aerial point, telephone point, door to

Kitchen

Fitted with eye and base level units with matching drawers, roll edge work tops with inset stainless steel sink with mixer tap and drainer, inset four ring electric hob with oven under, space and plumbing for washing machine, space for fridge, part tiled walls, tiled flooring and double glazed window to front aspect.

Bedroom

2 double glazed windows overlooking communal gardens, electric wall heater.

Bathroom

L-shaped bath with chrome mixer tap, wall mounted chrome shower with pump, large rainfall shower head and additional hand held shower, pedestal wash hand basin with mixer tap, w.c., tiled flooring, wall mounted chrome heated towel rail, smooth ceiling, wall mounted electric wall heater and frosted double glazed window to front aspect.

OUTSIDE

Communal Gardens

There are well maintained communal gardens surrounding the property and a communal drying area.

Parking

There is an allocated parking space and 2 visitors spaces at the rear with additional visitors' parking to the front.

EPC RATING= E.



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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

4. Any reference to such alterations is made only if 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.

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