





£169,000 LEASEHOLD.

Forming part of a small development of 22 apartments which we understand was constructed in 2002, this delightful second floor retirement apartment is approached either by a passenger lift, or easy rising staircase. The block has a non-resident manager (part-time), a care-line alarm service, residents' lounge, lift, large personal and secure store cupboard on ground floor, guest suite and laundry. Conveniently situated in the High Street, the property is within easy reach of the GP surgery, village shops, including Sainsbury's, Boots, the community centre and several pubs and restaurants. There are bus services and a mainline station nearby, providing access to neighbouring towns and villages including Horsham, Pulborough, as well as London and the South Coast.

Hall

Electric heater, pull cord, deep airing cupboard. Entryphone system.

Lounge 14'10 x 11'5

Southerly aspect with garden view, stone effect fire surround with inset electric fire, double glazed window, night storage heater, TV point, pull cord.

Kitchen 7'8 x 6'5

Southerly aspect. White fronted units with granite effect work surfaces. Inset sink unit with cupboards and drawers under. Further work surface with inset electric hob, cooker unit with built in oven, storage above and below, integrated fridge/freezer, double glazed window.

Bedroom 13'8 excluding door recess x 8'9

Southerly aspect with garden view, night storage heater, fitted wardrobe, further walk in store cupboard, double glazed window, TV point, pull cord.

Bathroom.

White suite comprising panelled bath with hand grips, shower unit over (curtain and rail.) vanity unit with inset wash hand basin, concealed cistern WC, medicine cabinet, heated towel rail, electric heater, pull cord.

Outside

Secure Parking

Beautiful landscaped Communal Gardens.

Seating area and numerous flowers shrubs and climbing plants.

Directions

From our offices turn left and proceed along the High Street, over two mini-roundabouts and Pegasus Court will be found on the right hand side on the corner of Roman Way.

Service Charge

Currently 2 x £1652 per annum

Ground Rent

Currently 2 x £174 per annum

Lease

In excess of 100 years

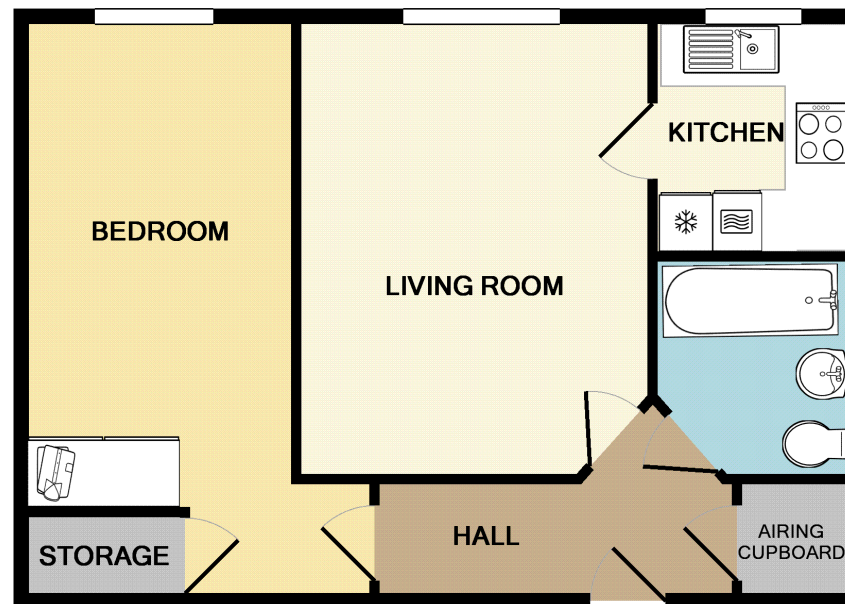
NB: Main photograph is of the rear of the building showing the communal gardens.

Development Features:

Beautifully decorated communal areas including;

- Residents Lounge
- Visitors Suite
- Communal Laundry
- Lift to all floors
- Courtyard Garden
- Part Time Estate Manager
- 24 Hour Emergency Careline System
- Secure parking
- Large personal and secure store cupboard on ground floor

EPC: B



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
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Managing Director:
Marcel Hoad



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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.

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