



## 1, Wilkins House

Station Road | Billingshurst | RH14 9SE |

NO ONGOING CHAIN  
LOW OUTGOINGS  
LEASE 999 YEARS FROM 2015  
MAINTENANCE £475.00 PER ANNUM  
GROUND RENT £100.00 PER ANNUM  
COUNCIL TAX BAND = B.

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A spacious first floor apartment forming part of a conversion over commercial premises, located in a highly convenient setting for rail links to London, Gatwick and the South Coast. Boasting high ceilings to most rooms, there is also a large loft area. The apartment has undergone comprehensive alterations and refurbishment, creating a bright home. All windows are double glazed and modern electric convector heaters will keep the apartment warm.

The main door opens to the communal hall that is shared by just two apartments. A personal front door opens onto the large lounge/dining room, which is open to the kitchen. The fitted kitchen comprises: - Range of matching wall and base units with space for a fridge. Range of work tops with enamel sink and a 4 ring ceramic hob, stainless steel cooker hood and single oven

underneath, wood flooring.

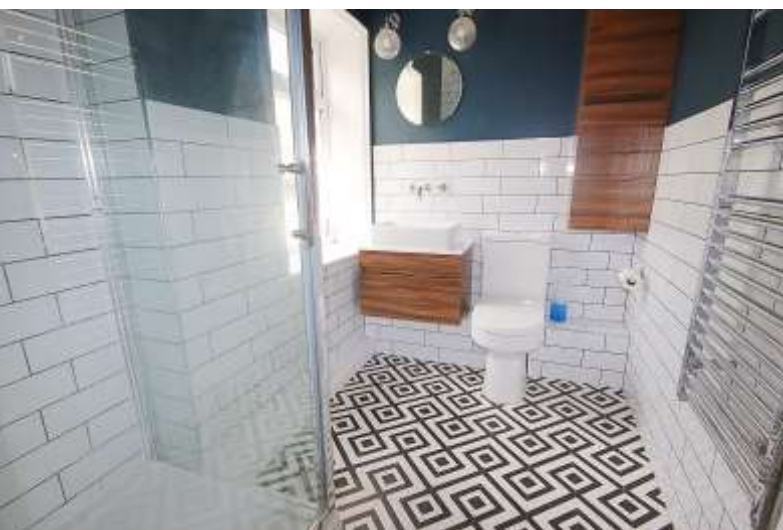
The sitting/dining room has two large double glazed windows overlooking the front, there is a loft hatch providing access for storage. The shower room is fitted with a shower cubicle, wash hand basin and w.c, it also has a cupboard housing space and plumbing for a washing machine with tumble drier over. There is an open plan inner hall that leads to the very spacious, double aspect bedroom.

This property has no ongoing chain and the benefit of a very long lease. The service charge and ground rent are also extremely competitive.

**EPC RATING= E.**



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