

£295,000

FOWLERS
ESTATE AGENTS



62, Rosehill, Billingshurst, West Sussex. RH14 9QQ.

A two bedroom cottage with garage in an attractive development for the over 55's, with beautiful landscaped communal garden to the front with seating area. To the rear of the cottage is a door leading to a patio and further communal garden. The cottage is within easy reach of the Village High Street with its many facilities. The property has brand new carpets throughout and has been fully redecorated.

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Co-owners: Marcel Hoad | Martin Spurrier

Hall.

Front door, electric heater.

Cloakroom.

WC, wash hand basin with tiled splash back, double glazed window.

Lounge.

Aspect to the front with double glazed window, night storage heater and additional heater, fire surround, emergency pull cord, stairs to first floor with under stairs cupboard, double opening doors to:-

Kitchen/Dining Room.

Running the full width of the property with the kitchen comprising: worksurface with inset single bowl stainless steel sink unit with mixer tap having base cupboards under, further matching worksurface with inset four ring electric hob and fitted oven (not working) under having base cupboards and drawers to either side, tall fridge/freezer, peninsula worksurface with base cupboard under, also with space and plumbing for washing machine, several eye-level storage cupboards, double glazed window. Dining area with double glazed sliding patio doors leading to patio and outside, emergency pull cord.

Landing.

Access to roof space.

Bedroom 1.

Fitted wardrobes, double glazed windows, electric heater, emergency pull cord.

Bedroom 2.

Double glazed window.

Shower Room.

A large room with refitted suite comprising tiled shower cubicle and mixer shower and retractable seat. Wash basin set in vanity unit with storage under, concealed cistern WC, fitted dressing table with drawer under and large mirror over incorporating light, heated towel rail, emergency pull cord, double glazed obscured glass window.

Outside.

Patio.

Accessed from the kitchen/dining room.

To the front of the cottage are well maintained communal grounds with at the centre an area of lawn with shaped edges and well stocked flower beds. Encompassing this area are meandering paths with several seating areas for the use of all neighbouring cottages.

Garage.

Located close by and held on a leasehold tenure. Further residents parking close by.

EPC RATING: D

COUNCIL TAX BAND: D

Service Charge: approx. £200 p.a

Garage rent charge: approx. £50 p.a.



Fowlers Billingshurst 74 High Street, Billingshurst, West Sussex RH14 9QS

Viewing strictly by appointment.

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.