



## 26, Jubilee Court

High Street | Billingshurst | RH14 9EF |

Accessed by stairs with stair lift, this first floor retirement apartment has a large living room with double doors to the kitchen. Communal facilities at Jubilee Court consist of resident's lounge, a guest suite for friends or relatives to use, there is also a house manager available at pre-determined times. The apartment has a large hall with walk in cupboard, a double bedroom with wardrobes and a bathroom off the hall. The kitchen is well fitted with units, integrated oven and hob, and plenty of spaces for further appliances. In the bathroom there is a panel bath, basin & w.c. Many rooms in the property are served by intercom access in the event of an emergency. The property has been tastefully redecorated with new flooring throughout.

Communal entrance door with entry phone system, leading to:

**Stairs with chair lift to First Floor.**

**Personal Front Door Leading to:**

### Hall

Emergency pull cord, walk-in storage cupboard also housing recently replaced hot water tank.

### Living Room

Double glazed window overlooking the side garden, night storage heater, emergency pull cord, double opening doors to:

### Kitchen

Worksurface with inset stainless steel sink unit with base cupboard under, further worksurfaces with space beneath for appliances, inset electric hob with extractor hood over, cooker unit housing oven with storage above and below, range of matching eye-level units, double glazed window, wall-mounted electric heater, emergency pull cord.

### Bedroom

Fitted wardrobe with mirror fronted doors, night storage heater, double glazed window, emergency pull cord.

### Bathroom

Suite comprising: - panel bath, mixer shower with glazed shower screen, vanity unit with mixer tap having storage under, mirror, light/shaver point, w.c., heated towel rail, wall-mounted electric heater, extractor fan, emergency pull cord.

### Outside

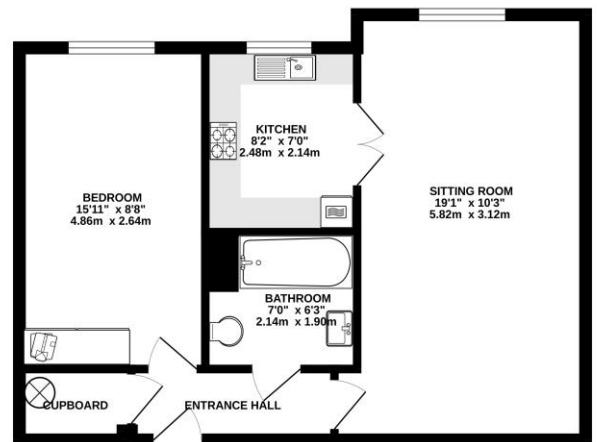
Pleasant, landscaped gardens are found around Jubilee Court.



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GROUND FLOOR



NOT TO SCALE FOR LAYOUT PURPOSES ONLY

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M516-01/10/2012

**EPC Rating= C.**

**Length of Lease: approx. 103 years**

**Ground Rent: approx. £350 a year**

**Service Charge: approx. £2684 a year**

**Council Tax Band: C.**

### 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,

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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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