



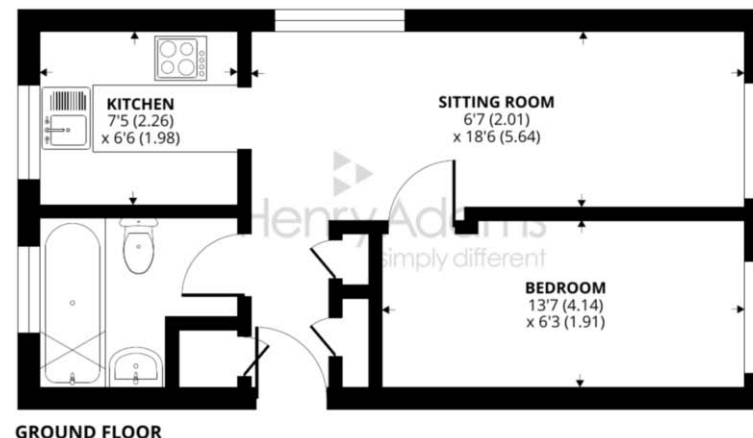
3 Linton House, Tillington, West Sussex, GU28 9AB



A lovely first floor flat, located in the pretty, picturesque village of Tillington.



- ▶ No Onward Chain
- ▶ New Hot Water Tank
- ▶ Lease Length - 99 Years Remaining
- ▶ Located in the Heart of Tillington
- ▶ Council Tax Band - A
- ▶ Double Glazed Throughout
- ▶ Service Charge - £1,120
- ▶ Ideal First Time Purchase
- ▶ Ground Rent - £10 per year
- ▶ Access To Communal Garden



3 Linton House, Tillington, Petworth

Approximate Area = 352 sq ft / 32.7 sq m

For identification only - Not to scale

The property is being offered with a lease of 99 years remaining and affordable maintenance fee's making it a fantastic first time purchase or a brilliant investment opportunity.

The accommodation offers one double bedroom with views out to the glorious church, a spacious, dual aspect living/dining room with south and east facing views, a kitchen with plenty of storage and a bathroom with bath and shower over bath. The property also offers a generous amount of storage with two storage units to the right as you enter and an airing cupboard to the left with a modern hot water tank recently fitted.

Being a leaseholder resident of the estate, you also have the full enjoyment of use of the south facing communal gardens which can be accessed via a side gate or directly through communal access from the main building.

Tillington, situated within a conservation area and The South Downs National Park, is a charming small country hamlet which offers a church, village hall and a lovely country pub. More extensive shopping and recreational facilities are available in the nearby towns of Midhurst and Petworth, with Chichester, Haslemere and Guildford providing a more comprehensive selection.

