



## 31, Osmund Court

Rowan Drive | Billingshurst | RH14 9BF

A second floor two bedroom apartment within a popular retirement complex close to the village centre. The flat is offered for sale on a 75% ownership with the remainder owned by Saxon Weald. The development has an impressive range of facilities. These include a 24 hour Lifeline linked to the Care Provider, security entry system, reception, small library on all floors, notice board, a laundry room and a small hairdressing salon. There is a communal lounge on the ground floor with smaller lounges on the first and second floors, restaurant for residents and visitors, two guest rooms, extra care facilities for those who need more support, parking and communal gardens.

Accessed by passenger lift or staircase is this well appointed second floor two bedroom apartment within a popular retirement complex managed by Saxon Weald and being close to the village centre and all its local shops. The good size accommodation is approached by a large entrance hall with two built-in cupboards, a large sitting room with a Juliet balcony overlooking hedgerows and several trees. An archway leads through from the sitting room to the kitchen with a matching range of units, roll edge work surfaces, inset hob with double oven under, the dishwasher and fridge/freezer are also included. The bedrooms are both of a good size. The wet room comprises a spacious shower area with wall mounted shower and seat, w.c. and wash basin.

All rooms have emergency pull cords and the heating and hot water is all included in the maintenance charge.

### Situation.

Osmund Court occupies a very central position within close proximity to the High Street with its range of shops, pharmacy, butcher, baker, Post Office and excellent medical centre. There is also a gym with swimming pool and mainline railway station with services to London/Victoria and the south coast. More extensive shopping, banking and leisure facilities can be found in Horsham which is approximately 9 miles away which can be reached by a direct bus link from Billingshurst High Street.

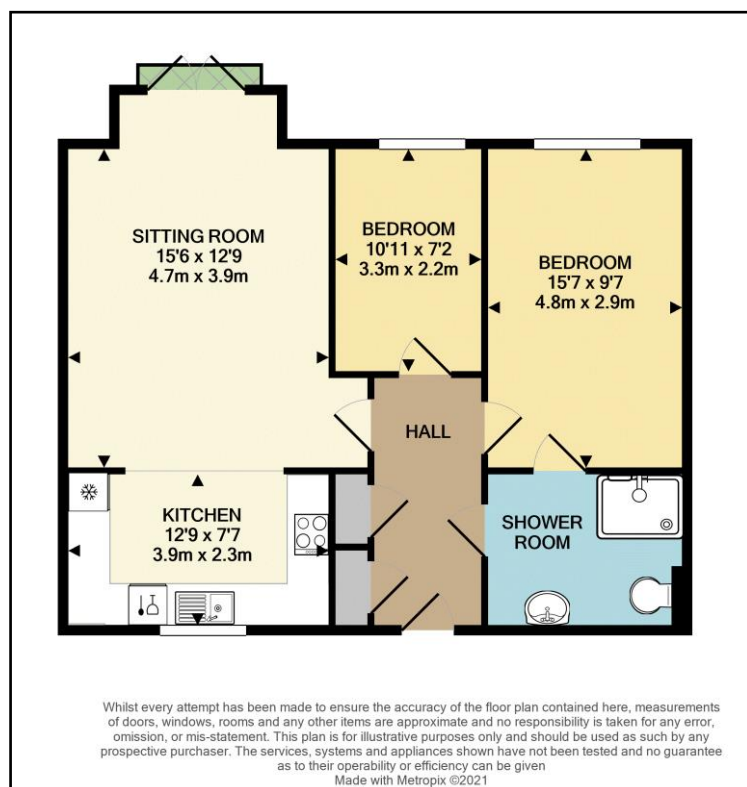
**EPC RATING= B.**

**COUNCIL TAX= C.**

**MAINTENANCE CHARGE= tbc.**



Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS [www.fowersonline.co.uk](http://www.fowersonline.co.uk) [billingshurst@fowersonline.co.uk](mailto:billingshurst@fowersonline.co.uk) 01403 786787



### Important Notice

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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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