



6, Cedars Farm Close | Billingshurst | West Sussex | RH14 9NH





## 6, Cedars Farm Close

Billingshurst | West Sussex | RH14 9NH

**£199,950 LEASEHOLD**

A beautifully presented ground floor garden flat that is in excellent order throughout and benefits from an extensively fitted kitchen with many integrated appliances. The bathroom has been re-modelled to a shower room with a modern suite and underfloor heating. The living room has an aspect to the front and is of a good size, as is the bedroom which also has fitted mirror fronted wardrobes. The garden is a tremendous feature of the flat with its beautiful landscaping including several seating areas, quality planting and a recently installed timber garden store. The property also benefits from gas fired heating to radiators and double glazed windows. Parking is plentiful with unrestricted parking along the road.



### Communal Hall

Cupboard understairs for the sole use of this property and to the side of the front door is an additional store cupboard, personal front door with spy hole leading to:

### Hall

Radiator, part shelved cupboard also having compartment to store ironing board.

### Living Room

Aspect to the front with a double glazed window, radiator, spot lights, shelved cupboard, open plan through to:

### Kitchen

The magnificent kitchen has been fully re-fitted and comprises: worksurface with inset one and a half bowl sink unit with mixer tap having base cupboard under, integrated washer/dryer and dishwasher, cooker unit housing double oven with storage above and below, tall shelved larder unit, further matching worksurface with inset Induction hob and extractor hood over, base cupboards and drawers with one incorporating waste bins, peninsula worksurface with base cupboard under having retractable

storage, integrated fridge/freezer, range of eye-level cupboards, concealed gas fired boiler, part double glazed door with double glazed window to side leading to garden.

### Bedroom

Fitted wardrobes with full height sliding mirror fronted doors incorporating shelving and hanging rails, radiator, double glazed window.

### Shower Room

Re-fitted and comprising: shower cubicle with a mixer shower and bidet to side, wash hand basin with mixer tap, tiled splash back and mirror over also incorporating light, concealed cistern w.c., mirror fronted medicine cabinet, tiled floor, chrome heated towel rail, shelved linen cupboard, double glazed window, extractor fan, underfloor heating.

### Garden

Adjacent the property is a full width shingle seating area with a side gate. There is a step leading to a circular shingle seating area with flower and shrub borders, three stepping stones then lead to the rear of the garden where there is a raised patio with exotic plant to the side and the rear

boundary is marked by a timber garden store.

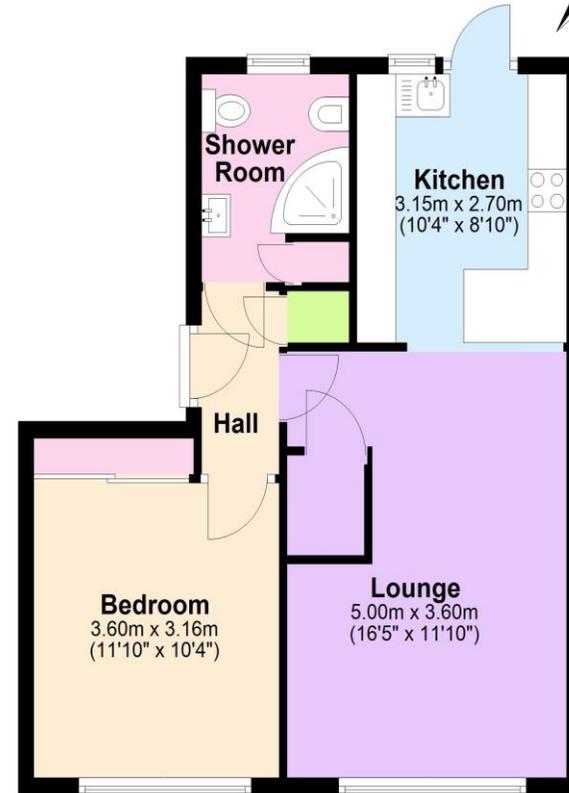
### Parking

Unrestricted parking is plentiful along the road.

**EPC RATING=C**  
**COUNCIL TAX= B.**  
**ANNUAL**  
**MAINTENANCE=**  
**Approx. £1207.00**  
**LEASE LENGTH Approx**  
**109 years.**



**Ground Floor**  
Approx. 47.5 sq. metres (511.2 sq. feet)



**Total area: approx. 47.5 sq. metres (511.2 sq. feet)**

These images are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



*"We'll make you feel at home..."*



**Managing Director:**  
Marcel Hoad

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

**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.