

19, The Maltings

High Street | Billingshurst | RH14 9JL |

Set in a prime central village location, this beautifully presented apartment offers the perfect blend of comfort, convenience, and charm. Just a short stroll from a vibrant mix of shops, cafés, restaurants, and all essential high street amenities, this property is ideal for professionals, first-time buyers, or investors alike. Inside, you'll find a bright and airy living/dining room, perfect for relaxing or entertaining, alongside a well-appointed kitchen, a spacious double bedroom with fitted wardrobes, and a contemporary bathroom. A rare bonus in such a central spot: two allocated parking spaces offer practicality without compromise, making this a fantastic opportunity in a sought-after area.

Communal front door with Entryphone

Stairs to first floor, personal door to:

Hall

Access hatch to loft which is boarded for added storage, airing cupboard housing gas fired boiler, radiator, entry phone system, door to:

Living Room. 5.34m x 4.26m

Aspect to the front with two double glazed Georgian style windows, three radiators.

Kitchen. 3.62m x 2.26m

Aspect to the rear with double glazed Georgian style window. The kitchen comprises: worksurface with inset single drainer sink unit with mixer tap having base cupboards and drawers under, space and plumbing for washing machine, integrated fridge/freezer, further matching worksurface with inset four ring gas hob with integrated oven under, further base cupboards and drawers, eye-level cupboards, extractor hood over hob, radiator, tiled floor.

Bedroom 3.60m x 3.60m

The bedroom has an aspect to rear, double glazed Georgian style windows, radiator, fitted wardrobes with matching chest of drawer to side.

Bathroom

White suite comprising: panelled bath with twin hand grips, mixer tap, separate shower over bath with fitted glazed screen, vanity unit with inset wash hand basin and mixer tap and storage cupboards under, w.c., chrome heated towel rail, fully tiled walls, shaver point, double glazed window, Jack and Jill doors making the bathroom is approached via the hall and also the bedroom.

2 Parking Spaces and Communal Garden

To the front of the property there is a pretty, walled communal garden area. To the rear there are two allocated parking spaces and visitor spaces, communal bin and recycling area, brick bike shed, communal hose and satellite dish.

EPC RATING= C.

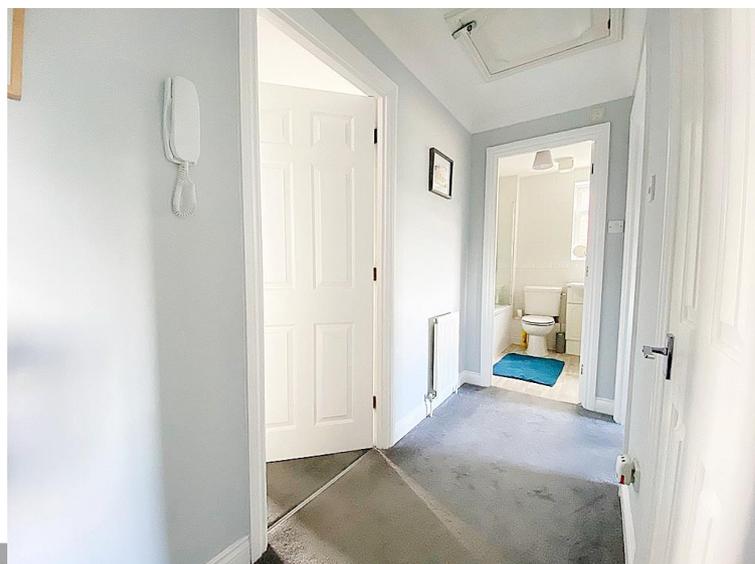
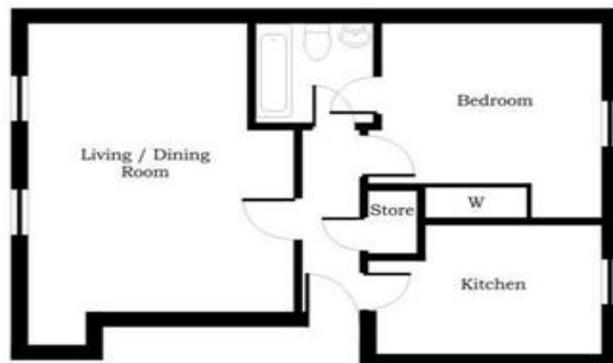
New Lease of 999 years being granted

Service Charge: approx. £1760 a year

Ground Rent: £0 a year as flat comes with share of freehold.



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