



## 5 Greypoint House

The Square | Findon Villagel West Sussex | BN14 0TE

A spacious three bedroom 2nd floor apartment forming part of this charming Grade II Listed property conveniently located in the heart of this picturesque downland village with its local shops, pubs and restaurants. Accommodation comprises: sitting room, kitchen/dining room, bathroom/wc. Outside there are pleasant communal gardens and garage in small block.



**Entrance** Communal front door with stairs to:

**First Floor Landing** Own private front door to:

**Entrance Hall** Radiator, stairs to:

## Second Floor

**Entrance Hall** Leading to:

**Sitting Room** 16' 0" x 12' 0" (4.88m x 3.66m) Feature fireplace with marble inset and ornate carved wooden surround and marble hearth, oak style flooring, window with views towards the South Downs, radiator, built-in recessed shelving.

**Kitchen/Dining Room** 12' 0" x 11' 4" (3.66m x 3.45m) Range of wall and base units, granite style working surfaces with drawers and cupboards under, space for cooker with extractor over, part tiled walls, Butler sink with groove drainer and mixer tap, recessed storage area, exposed pine flooring, built-in shelving, radiator, double glazed windows with views towards the South Downs, large walk-in storage cupboard.

**Bedroom One** 13' 2" x 11' 9" (4.01m x 3.58m) Radiator, built-in shelving with louvered cupboard housing boiler, built-in wardrobe cupboard, recessed dormer window with views towards the South Downs, laminate flooring.

**Bedroom Two** 13' 2" x 12' 0" (4.01m x 3.66m) Radiator, built-in louvered wardrobe cupboards, dormer window.

**Bedroom Three** 9' 3" x 6' 0" (2.82m x 1.83m) Radiator, laminate flooring.

**Family Bathroom** 'P' shaped Jacuzzi bath with folding glass and chrome screen with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, shaver point, fully tiled walls, concealed spot lighting, heated chrome towel rail, shelved linen cupboard with factory insulated copper cylinder.

## Outside

**Parking** Communal parking area

## Communal Gardens

**Cellar/Cycle Store** With each resident having their own lockable storage cupboard with power and light.

**Lease** Lease is 960 years from 29.10.1984.

**Maintenance** 2021 Annual Service Charge £776.67 includes Ground rent approx. £87.50. Buildings insurance £479 paid in July 2020.

**Garage** Located in small nearby block immediately to the rear of the property.

**EPC Rating:** Band F.



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