



## 35, Rosehill

Billingshurst | West Sussex | RH14 9QN |

Situated in a central location with good access to the High Street with all its amenities. A ground floor one bedroom apartment forming part of this retirement complex of Sussex style cottages and apartments situated amidst attractive, landscaped communal gardens. The property is presented in excellent order with double glazing fitted with plantation shutters, re-fitted kitchen and shower room & electric heating. The property has recently undergone redecoration. The Rosehill development is managed by Anchor Hanover. There is an Estate Manager on hand and every property has a 24 hour emergency alarm system.

### Entrance Hall.

Storage cupboard. Door to;

### Hall.

Cloaks/storage cupboard, airing cupboard with slatted shelves.

### Lounge. 3.28m x 4.29m

Night storage heater, emergency pull cord, double glazed window with plantation shutters.

### Kitchen. 2.69m x 2.01m

Refitted and comprising :- work surface with inset enamel sink unit having space and plumbing for washing machine under, further work surface with inset ceramic hob and integrated oven under, cupboard and drawer to side, space for tall fridge/freezer, eye level cupboards, retractable extractor hood, double glazed window with plantation shutter, emergency pull cord.

### Bedroom. 3.30m x 3.30m

Triple fitted wardrobes, telephone point, electric wall heater, double glazed window with plantation shutter, emergency pull cord.

### Shower Room.

Re-fitted shower room comprising; \_ shower cubicle with electric mixer shower, pedestal wash hand basin, WC, electric towel rail, obscured double glazed window with plantation shutter, emergency pull cord.

### Ample residents parking.

### Gardens and Grounds.

There are small areas of garden to the front, rear and side of the apartment.

Nearby are further communal landscaped gardens including lawns, rose gardens and seating areas.

**Ground Rent: £150 per annum**

**Council Tax Band: B**

**Lease Remaining: approx. 62 years**

**EPC Rating: C**

**Service Charge: £257.23 per month**



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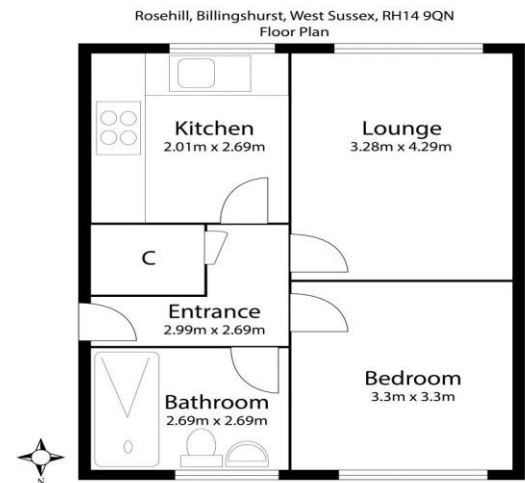


Illustration for viewing purposes only, measurements are approximate and not to scale



### 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.
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