



39, The Alders

| Billingshurst | RH14 9GU |

This beautifully presented first floor two bedroom modern apartment is offered to the market through shared ownership 45% share. There is allocated parking for each apartment plus visitors parking along with a bike store. This superb two bedroom apartment was built in 2012 by Taylor Wimpey and boasts exceptionally spacious, light & airy accommodation and is within easy reach of the village centre.

INTERESTED PARTIES WILL BE REQUIRED TO COMPLETE THE HOUSING ASSOCIATION SHARED OWNERSHIP APPLICATION FORM

(Please note the minimum income and deposit requirements for eligibility.)

Housing Association: Saxon Weald

Tenure: Leasehold (125 years from 2012).

Minimum Share: 45% (£110,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £359.03 per month (subject to annual review).

Service Charge and Ground Rent: £162.44 per month (subject to annual review).

Council Tax: Band B, Horsham District Council.

Priority is given to applicants living and/or working in this local authority.

Key Features

- Two Double Bedrooms
- Immaculate Order
- First Floor
- Large Living Room
- Communal Bike Store & Gardens
- Very Good Energy-Efficiency Rating
- Parking Space (+ Shared Visitor Parking)
- Close to the High Street

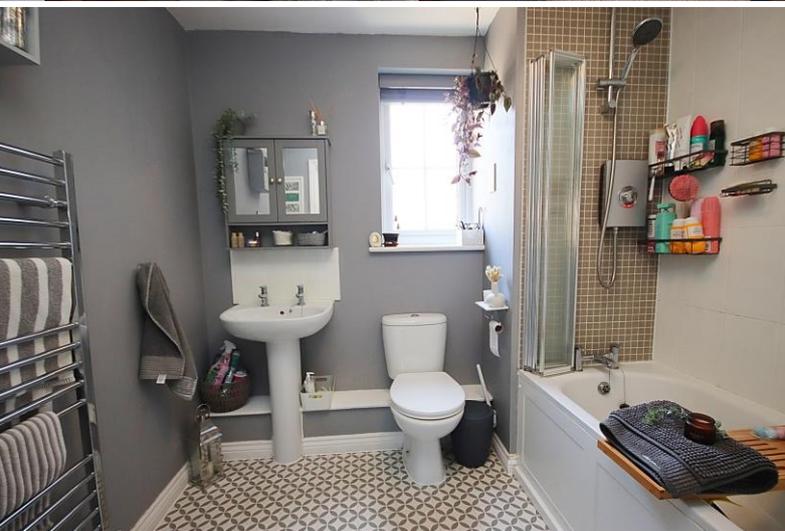
EPC RATING= B.

Length of Lease: approx. 111years

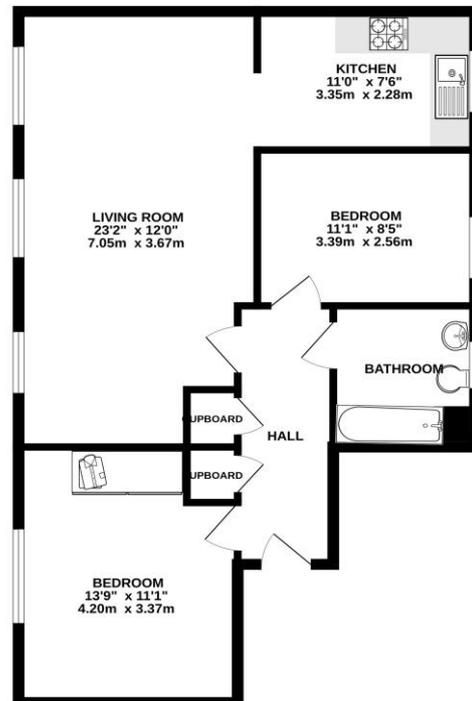
Council Tax Band: B



Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.