



55, Forge Way

Billingshurst | West Sussex | RH14 9JQ |

A very spacious first floor 2 bedroom apartment with a good length of lease and low outgoings. The apartment has a large hall to greet you with 4 built in cupboards giving lots of storage. The double aspect lounge leads through to the well fitted kitchen with many fitted appliances. Both the bedrooms are of a very good size and both have recessed wardrobes. The bathroom has a modern suite. Heating is by mains gas to radiators and the windows are all double glazed. The property is being sold with no ongoing chain.

Communal front door leading to: -

Communal Hall.

Stairs to first floor, personal door to: -

Hall.

Entryphone for communal front door, 4 recessed cupboards giving plenty of storage, radiator, thermostat for heating.

Lounge.

Double aspect with double glazed windows, 2 radiators, recessed cupboard, open plan to: -

Kitchen.

Work surface with inset stainless steel sink unit with mixer tap and having base cupboards under, further work surface with inset gas hob and integrated oven under, further base cupboards, extractor hood over hob, further work surface with space beneath for washing machine, integrated fridge/freezer, cupboard also housing boiler, wooden worktop with cupboards under, eye level units, double glazed window.

Bedroom 1.

Twin recessed wardrobes, radiator, double glazed window.

Bedroom 2.

Recessed wardrobe, radiator, double glazed window.

Bathroom.

White suite comprising: - Panel bath with mixer tap and shower attachment, glazed shower screen, wash hand basin with storage under, WC, heated towel rail, extractor fan, double glazed window.

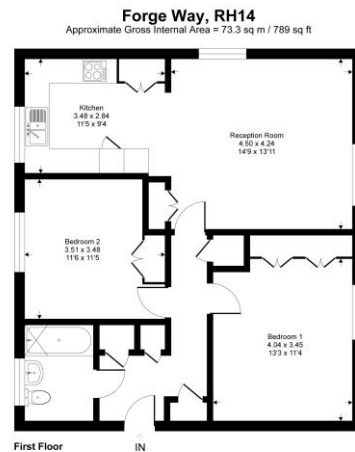
Outside.

Communal gardens surround the development and there is a store for this apartment found to the rear.

EPC RATING= C.
COUNCIL TAX= B.
LENGTH OF LEASE= APPROX. 94 YEARS
ANNUAL MAINTENANCE THIS YEAR= £1143.83
ANNUAL GROUND RENT= £10.00



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