



EPC RATING= C.
COUNCIL TAX= B.
MAINTENANCE approx.= £720.00
LEASE REMAINING= 174 YEARS



36, Streetfield Road

Slinfold | West Sussex | RH13 0SE |

Situated in the sought after location of Slinfold village, with its local pub, cricket green and village store. The more comprehensive amenities just beyond include Broadbridge Heath with Horsham town centre just beyond. The property is being sold with immediate vacant possession and is a very generous sized two bedroomed first floor apartment. It does require a certain amount of updating. The property has double glazed windows and electric heating. The large hall leads to a double aspect living room, large kitchen/dining room, two double bedrooms and a shower room with separate wc. To the outside there is as good sized brick built store and a communal garden that is enjoyed by the residents. A very long lease and low maintenance costs make this apartment a very attractive prospect.

Entrance

Communal front door to:

Communal Hall

Staircase to first floor, personal front door to:

Hall

Night storage heater, airing cupboard housing hot and cold storage tanks and shower pump, additional deep shelved cupboard, access to roof space, shelved cupboard also housing meters.

Living Room

Double aspect, night storage heater, two double glazed windows.

Kitchen/Dining Room

A good sized room with plenty of space for a dining table. Comprising: single drainer stainless steel sink unit with base cupboards under, worksurface to side with cupboards and drawers beneath and free-standing dishwasher, integrated four ring electric hob with space and plumbing for washing machine beneath, cooker unit housing double oven with storage above and below, further worksurface with fridge below and further

base cupboards, several eye-level units, night storage heater, walk-in larder, double glazed windows.

Bedroom One

Electric heater, double glazed window.

Bedroom Two

Electric heater, double glazed window.

Shower Room

Large shower cubicle with Aqua board instead of tiling to the wall and electric mixer shower, vanity unit with inset wash hand basin, mirror fronted medicine cabinet, double glazed window, wall-mounted electric heater.

Separate WC

With a white flush and a double glazed window.

Outside

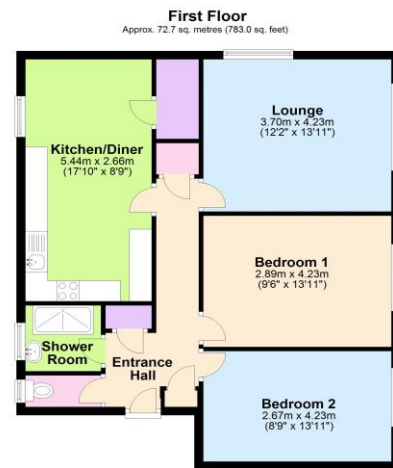
There is a brick built store, noted number 36, and to the rear of the development is a large communal garden that is enjoyed by the residents and has a large area of lawn and seating area.

Parking.

The apartment is in a residential road with unrestricted parking.



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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.
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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.

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