



## 15, The Maltings

High Street | Billingshurst | RH14 9JL |

Set in a prime central village location, this beautifully presented top-floor apartment offers the perfect blend of comfort, convenience, and charm. Just a short stroll from a vibrant mix of shops, cafés, restaurants, and all essential high street amenities, this property is ideal for professionals, first-time buyers, or investors alike. Inside, you'll find a bright and airy living/dining room, perfect for relaxing or entertaining, alongside a well-appointed kitchen, a spacious double bedroom with fitted wardrobes, and a contemporary bathroom, all finished to a high standard and in excellent decorative order throughout.

A rare bonus in such a central spot: two allocated parking spaces offer practicality without compromise, making this a fantastic opportunity in a sought-after area.

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Steps leading to a communal entrance door providing access to four apartments with entry phone system, leading to:  
**Stairs to second floor.**

**Personal Front Door Leading to:**

**Hall**

Entrance Hall with airing cupboard housing gas combi boiler, access to loft space, telephone point, entry phone.

**Living Room with Juliet Balcony**

17'5 x 14'0(max) two double glazed sash windows to front aspect, three radiators, skeliling on front wall, feature fireplace for electric fire, recess with TV point.

**Kitchen**

11'10 x 7'4 double glazed sash window to rear, radiator, range of base and eye level units including glass fronted display cupboard, under cupboard lighting, tiled floor, part tiled walls, white sink and drainer with mixer tap, electric oven with gas hob over and extractor fan above, space for washer/drier, space for slimline dishwasher, space for tall fridge/freezer.

**Bedroom**

11'8 x 11'8 double glazed sash window to rear, skeliling to rear wall, radiator, double fitted wardrobes, TV point.

**Bathroom**

Panel enclosed bath with shower over, glass shower screen, part tiled walls, low level wc, with fitted cupboard above, wash basin set in vanity unit with cupboards below, radiator, shaver point, extractor fan, Jack and Jill doors to bedroom and to hall.

**Outside**

To the front of the property there is a pretty, walled communal garden area. To the rear there are two allocated parking spaces and visitor spaces, communal bin and recycling area, brick bike shed, communal hose and satellite dish.

**EPC RATING= C.**

**Length of Lease: approx. 100 years**

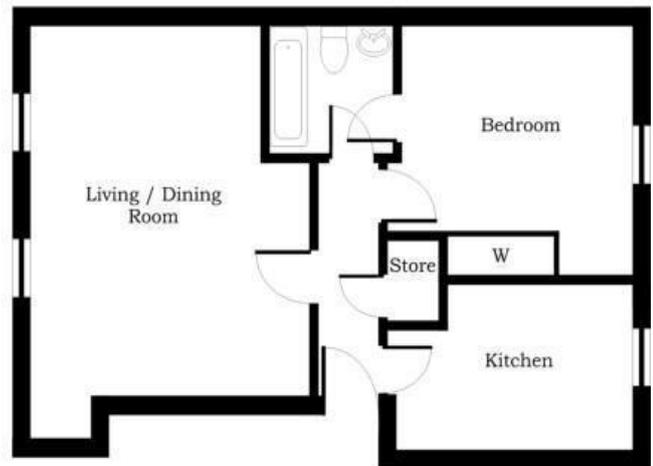
**Service Charge: approx. £1584 a year**

**Ground Rent: £0 a year**

**Council Tax Band: C**



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15 THE MALTINGS, HIGH STREET, BILLINGSBURST  
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale.  
This plan has been produced by JTM Design on behalf of Fowlers Estate Agents.

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