



## 69, Rosehill

Billingshurst | West Sussex | RH14 9QQ |

EPC RATING= D
COUNCIL TAX= D
MAINTENANCE CHARGE= tbc

A two bedroom cottage in an attractive development for the over 55's, with beautiful landscaped communal garden and seating areas. The kitchen and bathroom have been refitted, and the bathroom has an 'easy entry' bath installed. To the rear of the cottage are double opening doors leading to a patio. There is a garage located nearby with further residents parking. The property is within very easy reach of the village High Street with its many facilities.

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### Covered Entrance Porch

Store cupboard to side, front door with double glazed insert, leading to:

### Hall

Night storage heater, recessed cupboard.

### Cloakroom

Recently installed suite comprising of W.C, wash hand basin, electric wall heater, double glazed window.

### Living Room

A double aspect room with outlook over communal gardens, double glazed double opening doors leading to patio and garden, night storage heater and recently replaced electric wall heater, additional double glazed window, emergency pull cord, staircase to first floor with recently installed and serviced stair lift.

### Kitchen

Outlook over communal garden and comprising: work top with inset stainless steel sink unit with cupboards and drawers under, integrated washing machine, further matching worksurface with inset 'Hotpoint' oven and 'hisense' hob with extractor hood over, integrated fridge freezer and slimline dishwasher. Emergency pull cord, double glazed window.

### Landing.

Access to roof space, airing cupboard housing recently installed hot water



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tank.

### Bedroom One

Fitted wardrobe with hanging rails and shelving, night storage heater, double glazed windows, emergency pull cord, ample electrical sockets.

### Bedroom Two

Recently replaced electric heater, double glazed window.

### Bathroom

White bathroom suite that has been recently installed. Part-tiled walls, comprising of walk in accessible bath with chrome hand rail, mixer taps and hand held shower hose, concertina shower screen, concealed cistern W.C, pedestal hand basin with mixer taps. Electric chrome ladder radiator, chrome hand rail to side, mirror, double glazed window.

### Outside

Near the cottage are very well maintained communal grounds with at the centre an area of lawn with shaped edges and well stocked flower beds. Encompassing this area are meandering paths with several seating area for the use of all residents.

At the rear of the cottage is a paved patio with fence giving seclusion.

**Garage.** Located close by and held on a leasehold title.

Further residents parking close by.



### 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,

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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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