



21, The Willows | Billingshurst | West Sussex | RH14 9WL

 **FOWLERS**
ESTATE AGENTS



21, The Willows

Billingshurst | West Sussex | RH14 9WL

£240,000 LEASEHOLD.

A self contained first floor apartment with its own front door. Situated in a small development on the edge of sought after Penfold Grange. Towards the front of The Willows is a small Twitten that leads directly to Stane Street which gives good access to the town centre, schools, leisure centre and railway station just beyond. The spacious apartment has its own front door and a wide easy tread staircase leading to the first floor. The landing gives access to the living room which has a triple aspect and an extensively fitted kitchen. There are two good sized bedrooms both with fitted wardrobes and the main bedroom has an en-suite shower. The property benefits from double glazing and gas fired heating. To the outside there is allocated parking plus further spaces for visitors.



Entrance

Personal front door with double glazed inserts, leading to:

Staircase

A wide easy tread staircase leads to the first floor landing, access to roof space, radiator, deep store cupboard with ample room for shelving, also has a pressurised water tank and gas fired boiler, further cupboard.

Living Room

A triple aspect room is a good size running the full width of the apartment with a good sized kitchen with extensively fitted units comprising: worksurface with inset gas hob and integrated oven under with base cupboards and drawers to side, further worksurface with inset sink unit with mixer tap having base cupboards under, integrated dishwasher, space and plumbing for



washing machine, space for tall fridge/freezer, peninsula worksurface with storage under, range of eye-level units, extractor hood over hob. The carpeted living area has double glazed windows and two radiators.

Bedroom One

Fitted double wardrobe, radiator, double glazed window, door to:

En-suite

Tiled shower cubicle with mixer shower, pedestal wash hand basin, w.c., radiator, spot lights, extractor fan.

Bedroom Two

Fitted deep double wardrobe, double glazed window, radiator.

Bathroom

White suite with a mixer shower over the bath and fitted shower screen, pedestal wash hand basin, w.c., shaver point, radiators, double glazed window, spot

lights, extractor fan.

Outside

Allocated Parking

Situated at the front of the property is an allocated parking space noted number 21 and there is additional visitors parking.

EPC RATING= C
COUNCIL TAX= C
ANNUAL MAINTENANCE=
Approx. £2400.00.
LENGTH OF LEASE Approx
104 Years.

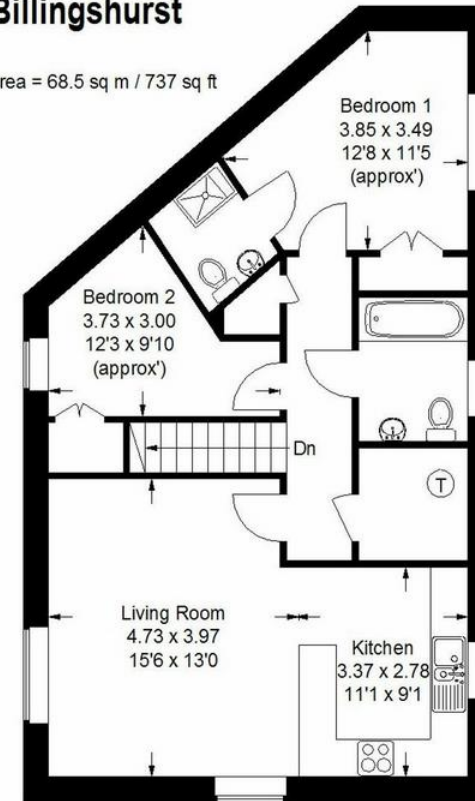


The Willows, Billingshurst

Approximate Gross Internal Area = 68.5 sq m / 737 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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Managing Director:
Marcel Hoad



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