



Rosehill, Billingshurst, West Sussex, RH14 9QN



woodlands



Enjoying an exceptionally convenient position close to Billingshurst's vibrant High Street and its wide range of amenities, this beautifully presented ground-floor apartment, for residents aged 55 years and over, forms part of the sought-after Rosehill retirement development by Anchor Hanover. Set within a collection of attractive Sussex-style cottages and apartments, residents benefit from well-tended communal gardens, peaceful seating areas, and ample residents' parking.

The property itself has been thoughtfully updated and maintained, offering bright and comfortable accommodation throughout. A welcoming entrance hall provides useful storage, leading through to a well-proportioned inner hall with additional cloaks and airing cupboards.

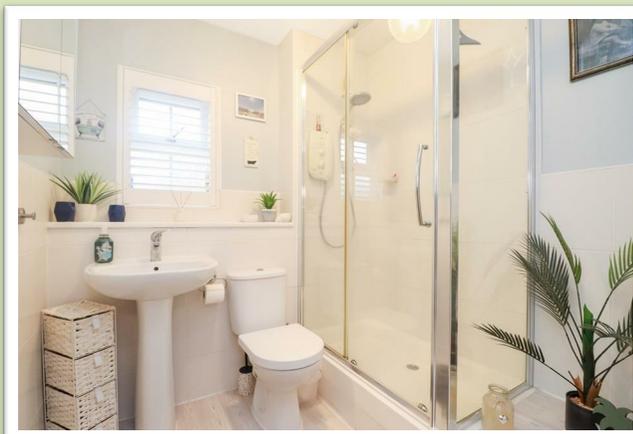
The living room is an inviting space with a pleasant outlook over the gardens, featuring a double-glazed window fitted with plantation shutters, an emergency pull cord, and night storage heating. The adjoining kitchen has been stylishly refitted and includes an enamel sink set into generous work surfaces, integrated oven with ceramic hob, plumbing for a washing machine, space for a tall fridge/freezer and a matching range of eye-level units. A further double-glazed window with plantation shutters ensures plenty of natural light.

The double bedroom is a comfortable retreat, complete with triple fitted wardrobes, an electric heater, telephone point, and another window with plantation shutters. The contemporary shower room has also been upgraded and now includes a modern shower cubicle with electric mixer shower, pedestal basin, WC, heated towel rail and an obscured window. Emergency pull cords are fitted in key rooms for added reassurance.

Surrounding the apartment are small private garden areas to the front, rear and side, complemented by the wider landscaped grounds, including neat lawns and rose gardens for residents to enjoy.

The development provides the support of an on-site Estate Manager along with a 24-hour emergency alarm system, offering both independence and peace of mind.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 6'07" x 8'03" (2.01m x 2.51m)

LIVING ROOM 10'09" x 14'01" (3.28m x 4.29m)

KITCHEN 6'07" x 10'01" (2.01m x 3.07m)

BEDROOM 10'09" x 10'10" (3.28m x 3.30m)

SHOWER ROOM 6'06" x 6'03" (1.98m x 1.91m)

OUTSIDE

COMMUNAL GARDENS

RESIDENTS COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 62 YEARS

SERVICE CHARGE: £3,086.76 PER ANNUM

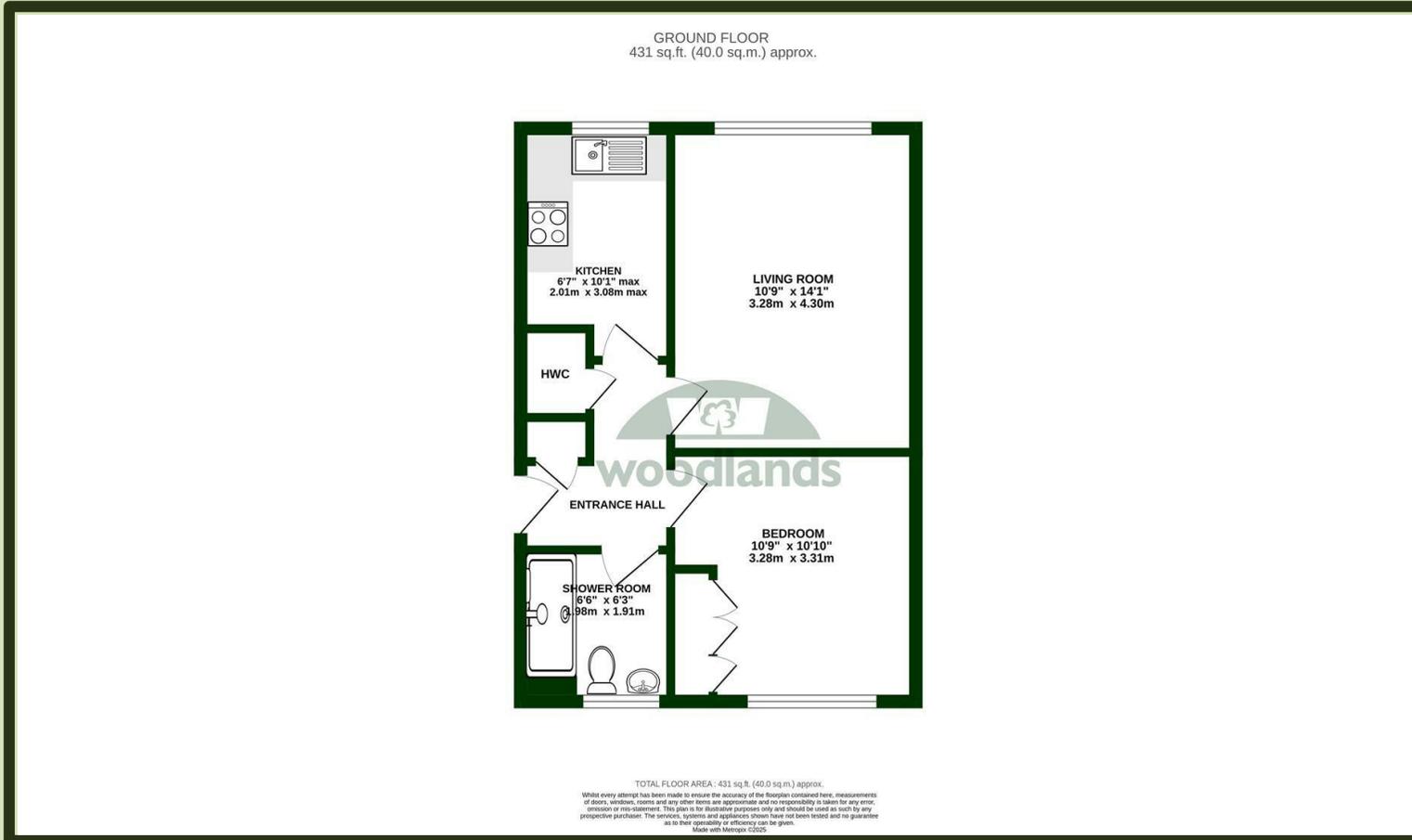
GROUND RENT: £150.00 PER ANNUM



www.woodlands-estates.co.uk

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270



LOCATION: The property is located within the picturesque village of Billingshurst. The development is situated within a short walk of Billingshurst's mainline station, which provides a regular service to London Victoria as well as the south coast. The leisure centre, with its swimming pool complex and schooling for all age groups, is also only a short walk from this development making it the ideal location. Located on the historic village High Street with its comprehensive range of amenities, further convenience can be found in the larger provincial centre of Horsham with its wide range of national and independent retailers which is just under 9 miles distant.

DIRECTIONS: From Horsham Town Centre proceed in a Westerly direction along the Guildford Road (A281). At the flyover roundabout take the first exit following the signs to Guildford. At the next roundabout turn right and go straight ahead at the next roundabout. Proceed down the hill and through the traffic lights. At the next roundabout by Newbridge Garden Centre, turn left onto the Five Oaks Road (A264). Continue along this road for approximately 3 miles and in the village of Five Oaks turn left at the small roundabout following the signs to Billingshurst. Proceed along this road passing Sotherby's on your left hand side. At the roundabout take the third exit and stay on Stane Street. At Hilland roundabout take the second exit onto High Street. Proceed to the mini roundabout and go straight ahead. At the next mini roundabout proceed straight ahead. At the next roundabout turn left onto East Street. Take the next left into Rosehill.

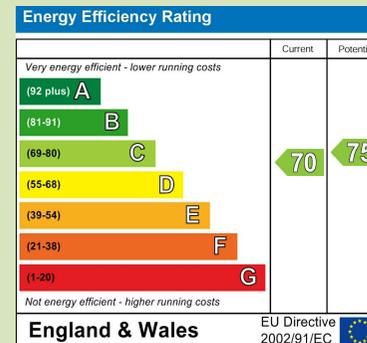
COUNCIL TAX: Band B.

EPC Rating: C.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



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