



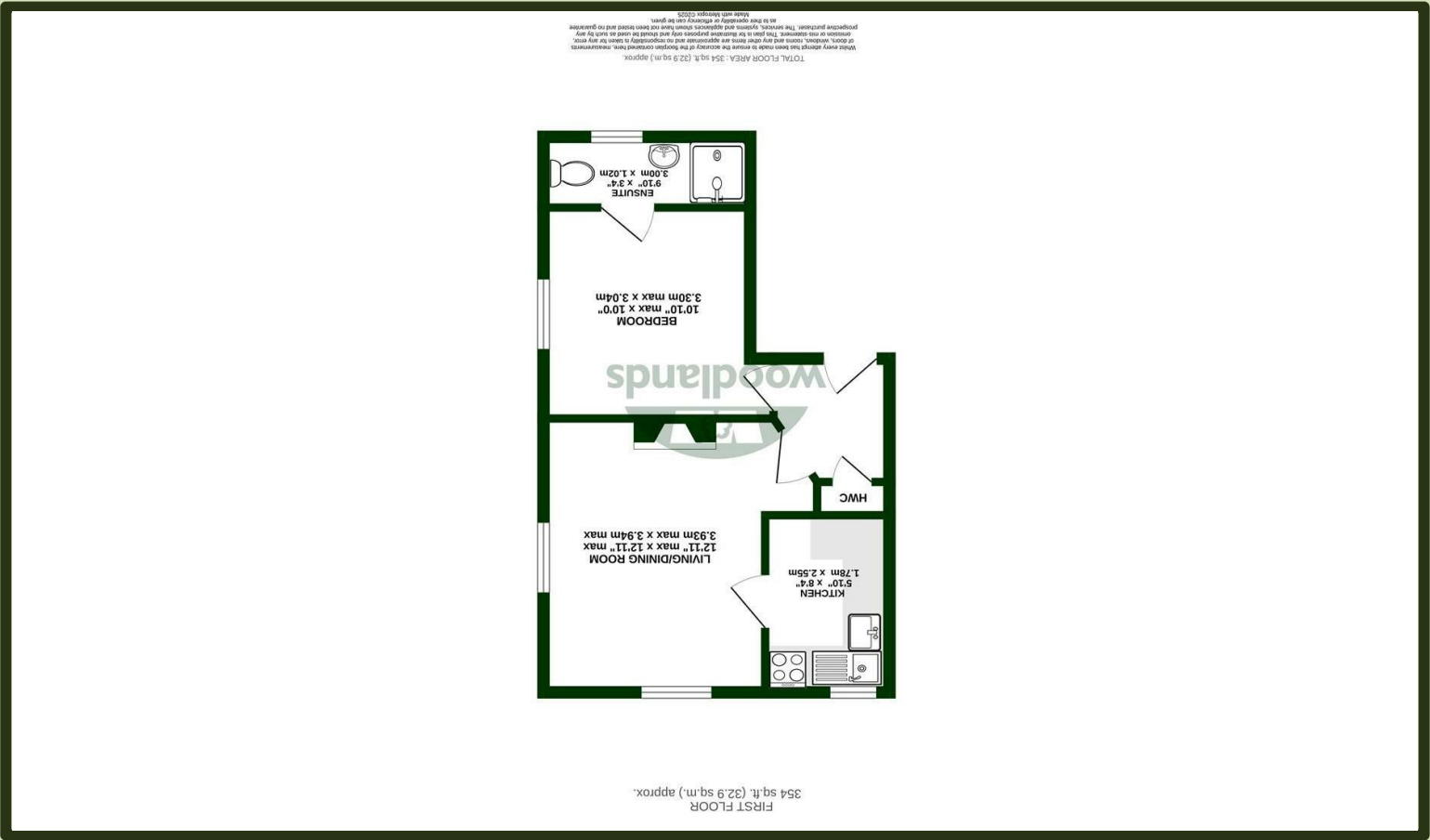
Flat 4 Forrest Place Durbans Road, Wisborough Green, West Sussex, RH14



Flat 4 Forrest Place Durbans Road, Wisborough Green, West Sussex, RH14 OD5

Tel: 01403 270270

**woodlands**



LOCATION: The village is well served with local amenities, having its own general store and Post Office, two public houses, tea room and vegetable shop. There are several villages and towns in the wider area such as Billingshurst being less than 3 miles away with a Sainsbury's Local, Pulborough just over 6 miles away and Petworth with its extensive antique and artisan shops only 6 and a half miles away. A full range of high street shopping and leisure amenities is available at Horsham and Guildford.

Transport is good with the main A29 providing the north-south link between London and the coast and the A272 providing the east-west connections. There is a main line train service at Billingshurst offering a fast and regular service into London Victoria and Gatwick airport. There is a popular primary school in the village and the Weald Community School in Billingshurst. Private schools in the area include Christ's Hospital School, Pennthorpe, Farlington and Seaford College amongst others.

Recreational opportunities are many and varied. There is golf at a number of clubs in the area including Horsham, Chiddingfold and Cowdray Park. There is polo at Midhurst, racing at Goodwood and Fontwell Park, sailing at Chichester and flying at Goodwood. The world-famous motor sport events at Goodwood include the Festival of Speed, the Revival Meeting as well as club and track days. In addition, the surrounding countryside provides ample opportunity for walking and riding.

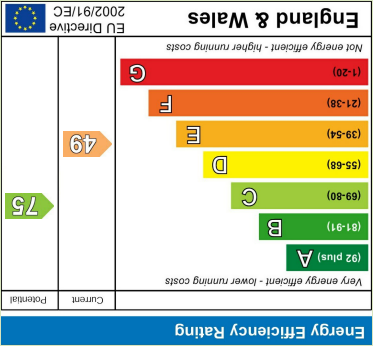
DIRECTIONS: From Horsham Town Centre proceed in a Westerly direction along the Guildford Road (A281). At the flyover roundabout take the first exit following the signs to Guildford. At the next roundabout turn right and go straight ahead at the next roundabout. Proceed down the hill and through the traffic 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 Sotheby's on your left hand side. At the roundabout go straight over and at the next roundabout take the third exit onto the A272, following signs for Wisborough Green. Follow this road for about 2.2 miles and continue into the village of Wisborough Green, just after the Three Crowns pub on your right, turn right into Durbans Road.

COUNCIL TAX: Band C - Chichester District Council, EPC Rating: E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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 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.

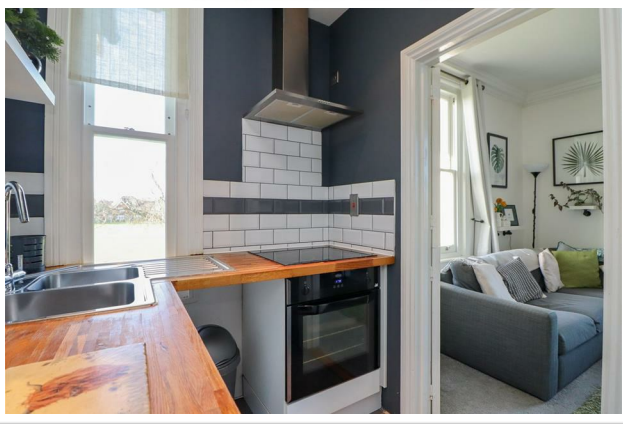


MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.



Located in the heart of the beautiful village of Wisborough Green and overlooking the village green and cricket pitch, Forrest Place is a handsome period property that has been sympathetically converted into a small set of apartments.

This one bedroom property is brought to the market with no onward chain and would make the perfect purchase for a first time buyer, wanting the convenience of a beautifully presented home with a share of the freehold and allocated parking.

Wisborough Green is a sought-after vibrant community with all the benefits that go with village life including a shop, Post Office, primary school, three public houses and the parish church. Billingshurst is around 2.5 miles to the east providing shopping facilities, a mainline station with regular services to London (Victoria), schooling for all age groups, and a leisure centre with the larger market town of Horsham approximately 10 miles away, and Gatwick Airport beyond.

From the front of the property, a storm porch leads into a communal hallway with stairs to the first floor and through the front door of this apartment. There is a small internal entrance hall with durable laminate flooring and a large airing cupboard with hot water cylinder. You immediately appreciate the period touches such as the high ceilings and sash windows that have been upgraded to modern double glazed units. The wood burning stove in the living room makes this a wonderful space for cosy nights in around the fire. The large windows and dual aspect really fill the living room with light making it feel bright and spacious with attractive views over the village green. Off the living room is a well-presented kitchen finish in modern tones with a great range of base and wall units, an integrated oven and hob as well as space for a freestanding oven and electric hob.

The double bedroom has space for a large freestanding wardrobe and beyond this is a modern en-suite shower room with double width shower tray, heated towel rail and electric underfloor heating.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS TO FIRST FLOOR

FRONT DOOR TO:

ENTRANCE HALL 5'06" x 5'06" (1.68m x 1.68m)

LIVING/DINING ROOM 12'11" x 12'11" (3.94m x 3.94m)

KITCHEN 5'10" x 8'04" (1.78m x 2.54m)

BEDROOM 10'10" x 10'0" (3.30m x 3.05m)

EN-SUITE SHOWER ROOM 9'10" x 3'04" (3.00m x 1.02m)

OUTSIDE

COMMUNAL GROUNDS

ALLOCATED PARKING

OUTGOINGS

LEASE LENGTH: 91 YEARS

LEASEHOLD - SHARE OF FREEHOLD (20% SHARE)

SERVICE CHARGE: NONE PAYABLE

GROUND RENT: £20 PER MONTH

NO ONWARD CHAIN



www.woodlands-estates.co.uk