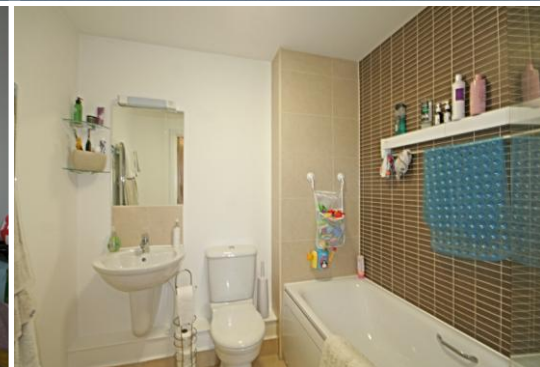




A spacious, light filled first floor two bedroom apartment with an open plan kitchen – diner- lounge space. The property is immaculately presented and benefits from gas central heating and UPVC double glazing throughout. A feature of the property being double glazed double doors opening to three separate Juliet balconies. The apartment has ample storage in the form of hallway cupboard space and a built in double wardrobe to the Master Bedroom. An allocated parking space belongs to the apartment, and there is further visitors parking. The property is ideally located for the amenities of Billingshurst village centre and the train station.

## Hall

Spacious reception hall with radiator, entry phone system, built-in cupboard and separate double utility / storage cupboard with shelf, housing plumbing for washing machine, extractor fan and double power socket.

## Open Plan Kitchen - Diner - Living Space

Double glazed double opening doors to two Juliet balconies, Three radiators, four double electrical sockets, TV and Telephone and Satellite points. Tiled kitchen - dining floor with carpet to the lounge area. The kitchen area comprising of fitted eyelevel and base cupboard units, integrated NEFF electric oven and gas hob, plumbing for a dishwasher. Single inset stainless sink drainer with mixer tap.

## Master Bedroom

Fitted double wardrobe with hanging rail, radiator, double glazed double doors opening to Juliet balcony. TV, telephone and satellite point and three double power points. Thermostat control for bedroom zone heating system.

## Bedroom Two

Radiator, double glazed window, TV, telephone and satellite point

## Bathroom

Part-tiled with white suite comprising: panelled bath with twin hand grips and mixer tap, over bath shower with shower screen, wall mounted wash hand basin with mixer tap and tiled splash back, w.c., shaver point, heated towel rail, extractor fan.

## Outside

## Allocated Parking

Communal grounds surround the apartment. A space is allocated to the apartment and there is further visitor's parking. Communal cycle store.

**EPC RATING= D.**



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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

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