FOWLERS
ESTATE AGENTS

£190,000 with new lease.









2B, Coach House

Myrtle Lane | Billingshurst | RH14 9FY |

A character first floor one bedroomed apartment with most rooms having part vaulted ceiling and exposed timbers. The accommodation is light and bright, and this is enhanced by several double glazed skylight windows and on the landing is a large picture window that brings in an immense amount of light. The living room has a triple aspect and a well fitted kitchen and clearly defined spaces for seating area, study and dining table. The bedroom is of a good size with some exposed timbering and a fitted wardrobe and there is a large shower room fitted with a modern white suite. The property will be sold with the benefit of a new lease which will take the length to approximately 180 years. The property is situated close to Billingshurst mainline railway station and there is a public house and several eateries and a Tesco's express close at hand. Also within easy reach is the leisure centre and the schools, with the village centre just beyond. The current owner purchasers parking permits from Horsham District Council at a nominal cost per year that allows parking in the neighbouring streets.

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Entrance Hall
Front door shared by the ground floor flat, leading to:

Personal Door
Staircase to first floor landing.

Landing
Large picture window, door to:

Living Room/Kitchen
This bright room has triple aspect with double glazed windows and a large skylight double glazed windows. There are some exposed timbers and clearly defined spaces for dining table and seating area. At one corner of the room is a well fitted **kitchen** comprising: worksurface with inset ceramic hob having integrated oven under and base cupboard and drawer to side, space and plumbing for fridge. The worksurface continues with an inset stainless steel sink unit with mixer tap having base cupboards and drawers beneath, space and plumbing for washing machine, airing cupboard housing pressurised hot water tank, extractor hood over hob with eye-level cupboards to side and display shelving.

Bedroom
A double bedroom with double glazed window and additional secondary glazing also fitted, recessed wardrobe, some exposed timbers.

Shower Room
A spacious room with a white suite comprising: large shower cubicle with mixer shower, deep tiled vanity unit with inset wash hand basin with mixer tap and storage cupboards under, slightly vaulted ceiling with double glazed skylight window, electric heater, w.c.

Outside
The current owner purchasers parking permits from Horsham District Council at a nominal cost per year that allows unlimited parking in the neighbouring streets.

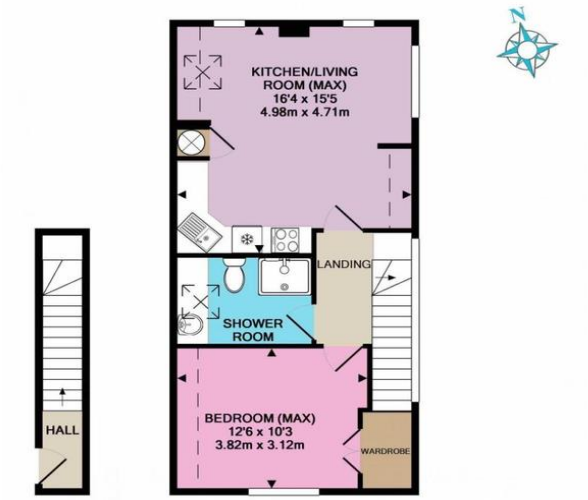
BEING SOLD WITH THE BENEFIT OF A NEW LEASE.
MAINTENANCE AND GROUND RENT COMBINED ANNUALLY £1355.00.

EPC RATING= E.
COUNCIL TAX= A

The Property Ombudsman
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NAEA National Association of Estate Agents
OnTheMarket.com
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Important Notice

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