

£235,000

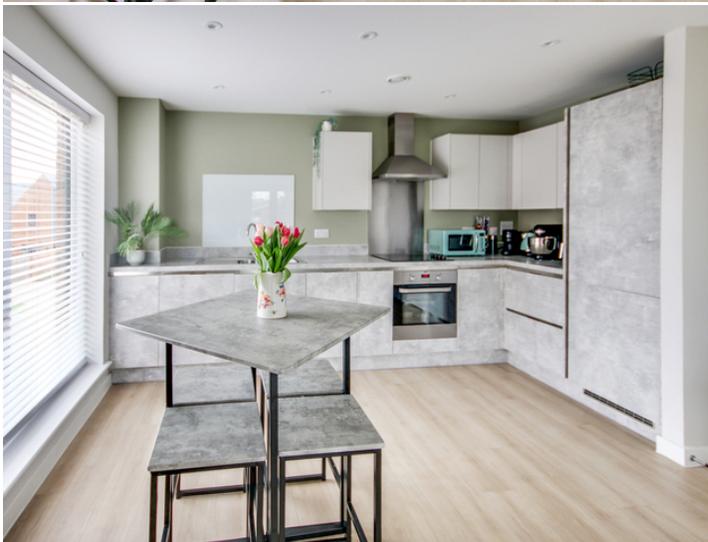
Flat 6, 3 Cheerio Lane, Pease Pottage



- One Double Bedroom
- First Floor Apartment
- Juliet Balcony
- Kitchen/Living/Dining Room
- Stylish Bathroom
- Allocated Parking
- Close to Amenities
- Remaining Building Warranty

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Flat 6, 3 Carina Apartments, Cheerio Lane, Pease Pottage, West Sussex RH11

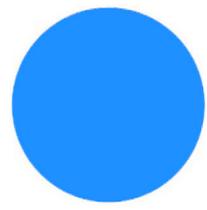
Garnham H Bewley are delighted to present this immaculately presented one-bedroom first floor apartment, finished to an exceptional standard and located within the highly sought-after Woodgate development in Pease Pottage. This beautifully designed home offers stylish and contemporary living space, perfectly combining modern elegance with everyday comfort.

Upon entering the apartment, you are welcomed by stunning interiors and a bright, spacious layout that immediately creates a warm and inviting atmosphere. The impressive lounge is flooded with natural light and features double doors opening onto a charming Juliet balcony, offering views of the surrounding countryside — the perfect spot to relax and unwind. The sleek, fully integrated kitchen is finished to a high specification and fitted with quality appliances, making it ideal for both everyday living and entertaining.

The property boasts a generous double bedroom, providing ample space for additional furniture and creating a comfortable and tranquil retreat with the luxury of fitted wardrobes. Thoughtfully designed built-in storage throughout ensures the apartment remains practical as well as stylish. Completing the home is a beautifully finished modern bathroom, featuring elegant flooring and a contemporary shower over bath.

Further benefits include allocated parking, a secure entry system, and a fantastic location within walking distance of local amenities including a local cafe, shop and further shops at a service station within a few minutes. The property also enjoys excellent road, bus and rail connections, making it ideal for commuters.

This exceptional apartment is perfect for first-time buyers, professionals, or those looking to downsize without compromising on quality or location. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



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Accommodation

FIRST FLOOR
559 sq.ft. (52.0 sq.m.) approx.



First Floor
Entrance Hall

Kitchen/Living/Dining Room
22' 0" x 13' 4" (6.71m x 4.06m)

Bedroom
12' 2" x 9' 4" (3.71m x 2.84m)

Bathroom
Outside
Allocated Parking



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Service Charge £1844.00 p/a

Ground Rent £0.00

Council Tax Ban B

Lease length 996 years

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

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