

£270,000 Leasehold

Briar Lane, Billingshurst, West Sussex RH14 9XN



- Second (Top) Floor
- Spacious, Open-Plan Kitchen/Reception
- Juliette Balcony
- Approx. 796 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

This smartly-presented, top-floor flat has a twenty-two-foot, dual-aspect reception room with Juliette balcony. The open-plan kitchen area features gloss white units and integrated appliances. The bedrooms are both good-sized doubles, there are fitted storage/utility cupboards in the hallway and a naturally-lit bathroom. Well insulated walls and roof, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. Briar Lane is only a short walk from Billingshurst Station, which provides rail services between Bognor Regis and London Victoria. The flat comes with use of an allocated parking space.

Tenure: Leasehold (125 years from 01/11/2018).

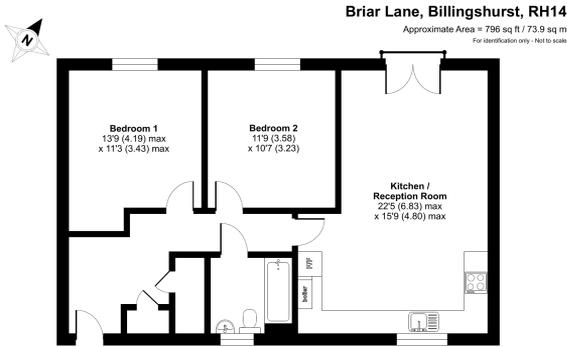
Service Charge: £58.32 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Council Tax: Band C, Horsham District Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



Certified Property Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Version 4.0). © Urbanmoves 2023. Produced for Urban Moves. REF: 117246

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

22' 5" max. x 15' 9" max. (6.83m x 4.80m)

Kitchen

included in reception measurement

Bedroom 1

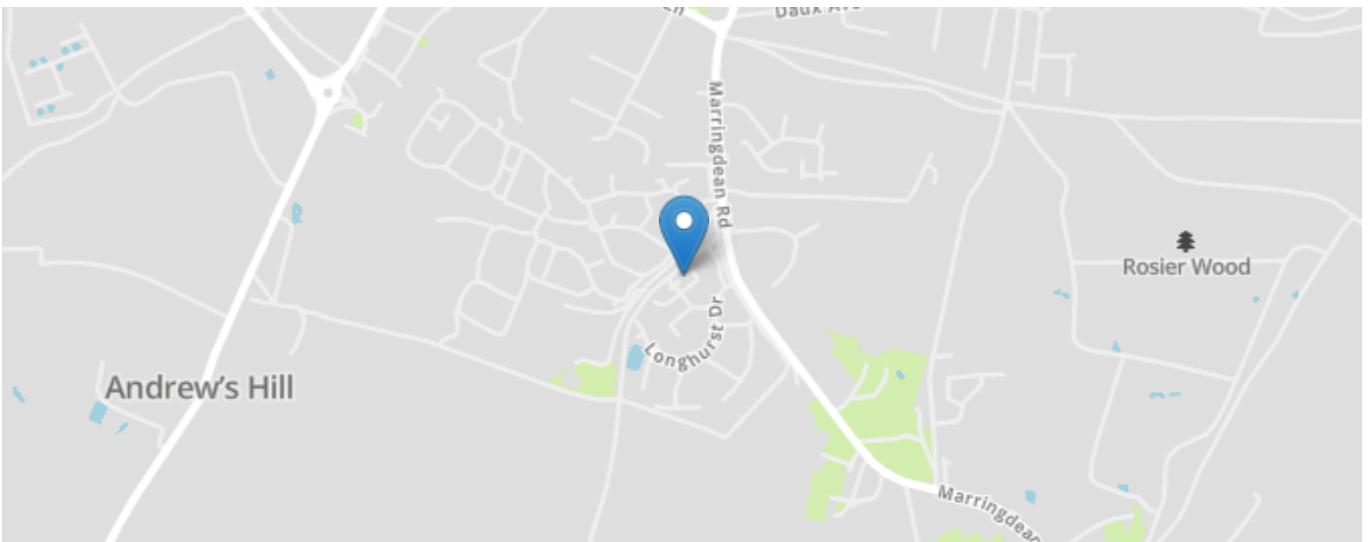
13' 9" max. x 11' 3" max. (4.19m x 3.43m)

Bedroom 2

11' 9" x 10' 7" (3.58m x 3.23m)

Bathroom

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	



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