

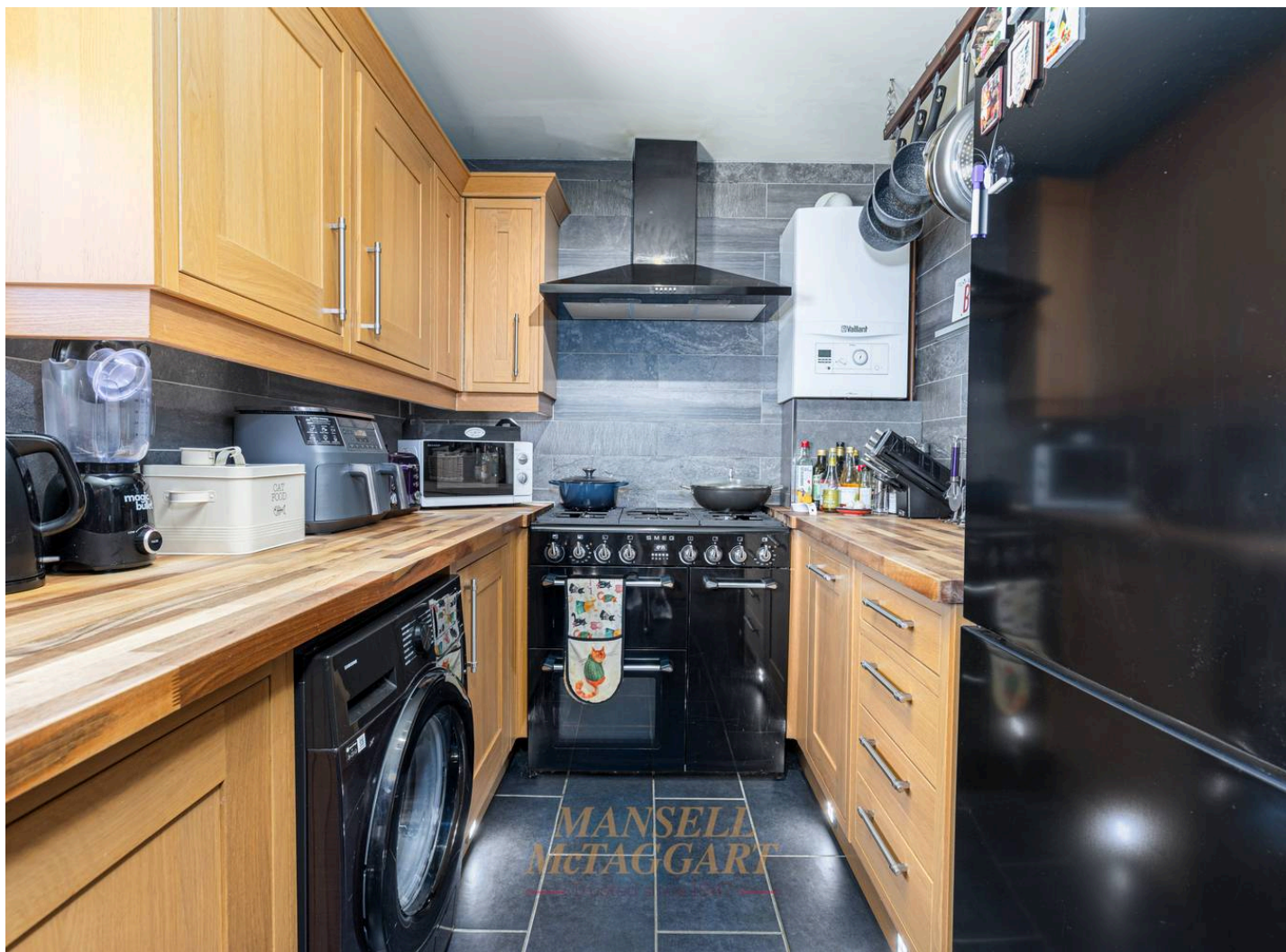


Highams Hill, Gossops Green

Offers in Region of £210,000

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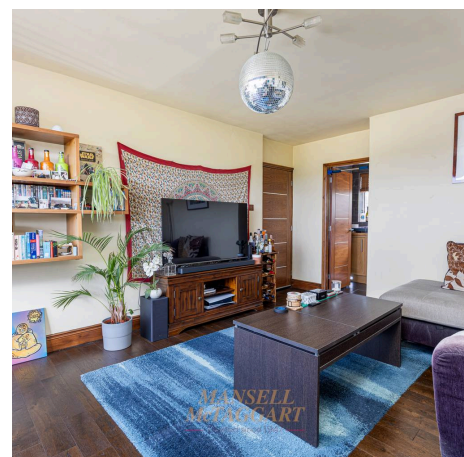
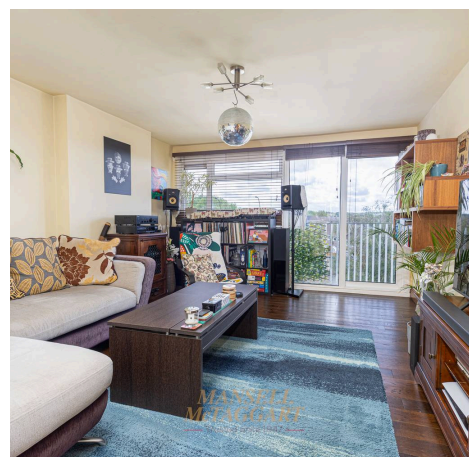
- Located in the popular district of Gossops Green
- Top floor flat with wonderful roof top views
- Well presented throughout
- Dual aspect living room with Juliette Balcony
- Two double bedrooms
- Renewed Lease with 171 years remaining. Ground rent £10 per annum. Service charge £1,017 per annum (2025)
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'E'

A spacious and very well presented, two double bedroom top floor flat, located in the popular district of Gossops Green and just a five minute walk of Ifield train station. The property boasts a Juliette balcony affording wonderful rooftop views and a renewed lease offering 171 years remaining along with low service charges.

A secure entry system allows access into the block with stairs taking you to all floors. The building is surrounded by well maintained communal greens to allow use for residents and this particular flat also comes with a brick built external lock up storage unit.

Upon entry into the flat, there is a welcoming hallway providing access to all rooms as well as a useful storage cupboard for shoes and coats.

To the end of the hallway is the spacious dual aspect living/dining room with a Juliette balcony allowing plenty of fresh air and pleasant views far and wide. There is ample room for a couple of sofas as well as a small dining table and chairs, making this an ideal area for relaxing and socialising with friends and family.





The kitchen is positioned just off the living/dining room and has been fitted with a range of wall and base units with space for free standing white goods and appliances. Plenty of worktop surfaces are available for preparing meals while the wall mounted boiler makes it easily accessible.

Both of the bedrooms are double rooms with one room currently set up as a work from home office and both enjoying those same views as the living room offers.

Completing the accommodation is the bathroom, which is fitted in an attractive white suite comprising of a 'P' shaped bath with glass shower screen and wall mounted shower unit, pedestal wash hand basin, low level WC and opaque window with floor and wall mounted tiling.

Externally, there are well maintained communal grounds and on-street parking available for residents.

Lease Details

Length of Lease: 171 years remaining (2026)

Annual Service Charge – £1,017 (2025)

Service Charge Review Period – April

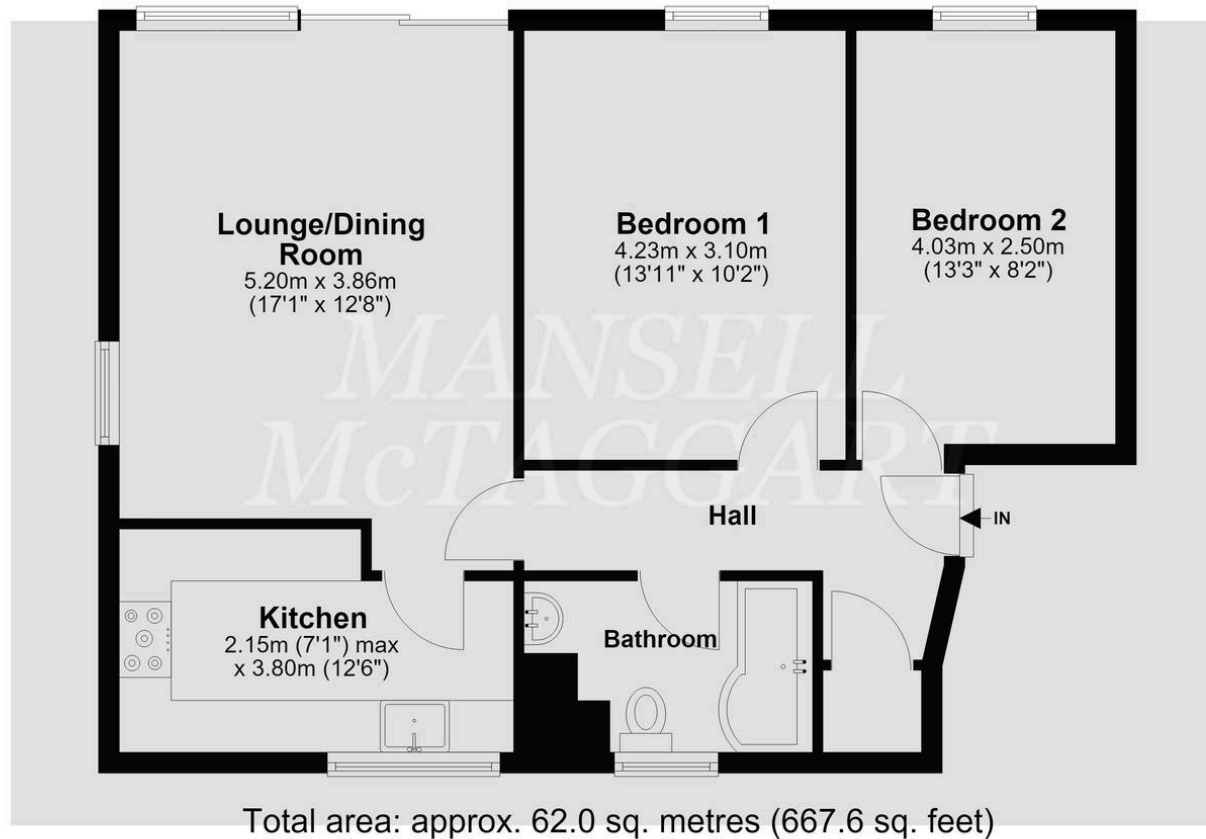
Annual Ground Rent – £10

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



Ground Floor

Approx. 62.0 sq. metres (667.6 sq. feet)



Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

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