



33 Summers Place, Stane Street, Billingshurst - RH14 9GN

Guide Price £359,995

 **Henry Adams**
estate agents

33 Summers Place

- A beautifully presented ground floor apartment in the coveted development of Summers Place
- Two bedrooms with en-suite and separate bathroom
- Open plan kitchen / reception room - kitchen with range of integrated appliances
- Allocated parking and visitors parking
- Set in landscaped communal grounds of 13 acres
- 108 years remaining on lease
- Service charges approximately £2,340 per annum
- Private entrance
- No forward chain

This beautifully presented ground floor apartment is situated within the highly sought-after Summers Place development, offering an exceptional standard of modern living.

The property features a private entrance, providing a sense of exclusivity and convenience. Inside, the spacious open plan kitchen and reception room creates a welcoming environment, ideal for both relaxing and entertaining. The kitchen is thoughtfully designed and equipped with a comprehensive range of integrated appliances, ensuring a seamless cooking experience. The apartment boasts two well-proportioned bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room, while a separate bathroom serves guests and the second bedroom. High-quality finishes and tasteful décor are evident throughout, enhancing the overall appeal of the property.

Practicality is further ensured with allocated parking for residents, as well as additional visitors parking for guests. The apartment is set within meticulously maintained communal grounds, extending to approximately 13 acres, which contribute to the peaceful and prestigious atmosphere of the development. With 108 years remaining on the lease, the property represents a secure long-term investment, and the service charges are approximately £2,340 per annum. Offered with no forward chain, this apartment is ready for immediate occupation, making it an ideal choice for those seeking a stylish, low-maintenance home in a desirable location.



Summers Place is renowned for its blend of historic charm and contemporary comfort, and this apartment perfectly encapsulates the quality and lifestyle that the development is known for. Early viewing is highly recommended to appreciate the full extent of what this impressive home has to offer.

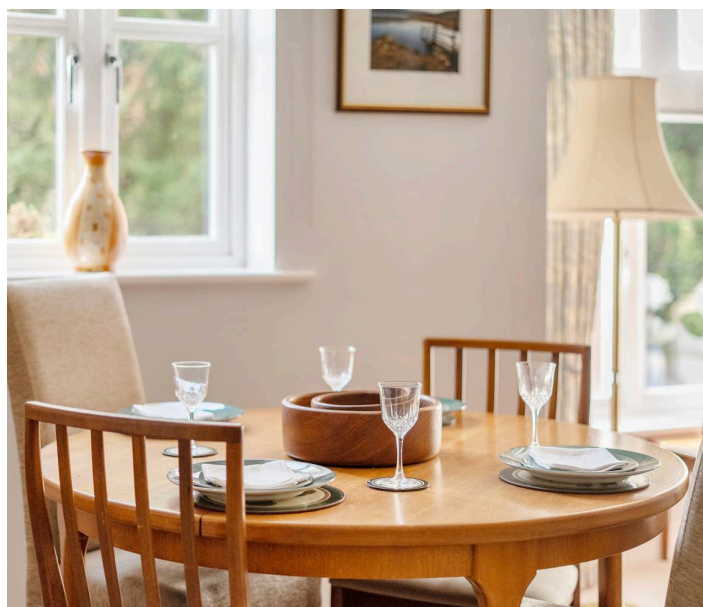
Billingshurst is a thriving large village in the heart of West Sussex and surrounded by some fine countryside with a main line station to London (Victoria approximately 65 minutes) and the South Coast. Highly sought after schools in the locality from infant to sixth form with the Billingshurst Primary Academy School and then The Weald Community School. Leisure facilities with the Football Club, Cricket Club, tennis and bowls clubs, leisure centre with gym and swimming pool are all nearby. The centre, with its good range of shopping facilities including Sainsburys and Lidl, restaurants, pubs, library, post office, doctors' surgery, churches and bus services. The village provides good links with both Horsham and Gatwick International Airport. There is an abundance of history dating back to Roman times and many countryside walks on your doorstep.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

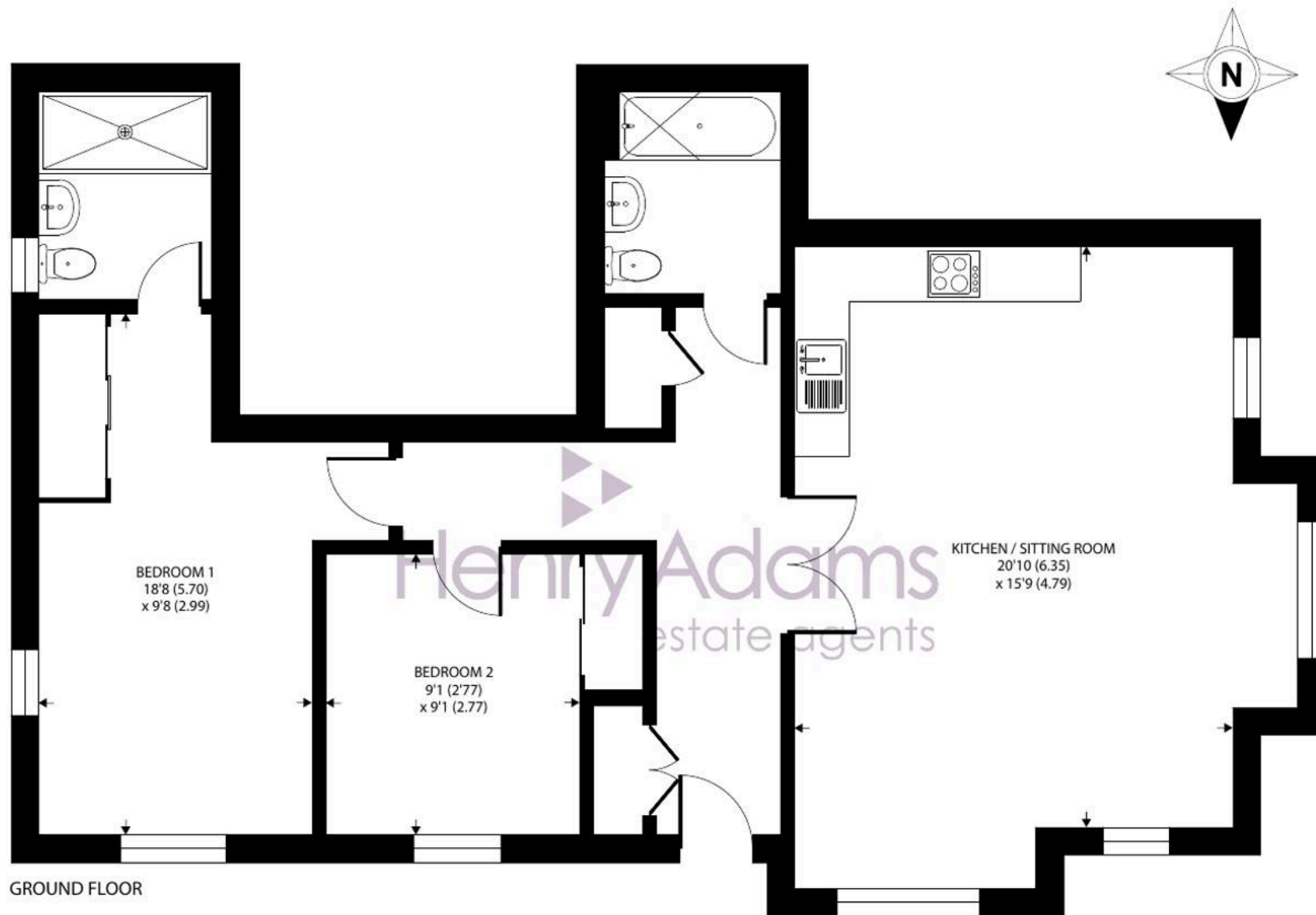
EPC Environmental Impact Rating: C











Approximate Area = 908 sq ft / 84.3 sq m

For identification only - Not to scale





Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535

storrington@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.