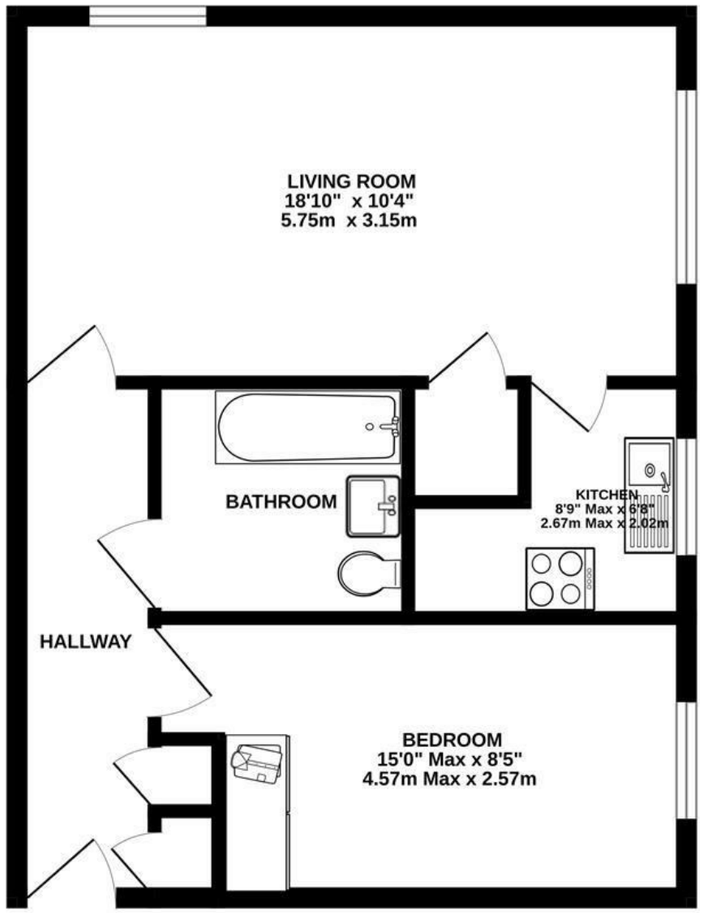
GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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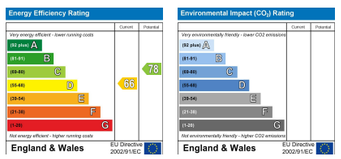

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

23 The Forge, Windmill Platt, Handcross, West Sussex, RH17 6BS

Guide Price £160,000 Leasehold

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What we like....

* Extended lease with peppercorn ground rent.

* Spacious sitting room

* Allocated parking

* Lovely village with great pub, coffee shop and easy access to A23

* No chain means a swift move is possible

The Flat
This one bedroom ground floor apartment in the popular village of Handcross with excellent access to the A23, beautiful open countryside, village pub and Jo.Co Portuguese café.

The sitting room extend to an impressive 18ft meaning that it offers plenty of space for sitting and dining areas. This flows into the kitchen which offers timeless, shaker-style cabinetry and integrated oven/hob.

The bedroom is a double and has a fitted wardrobe. The bathroom is modern with white suite and overhead shower.

The apartment is fully double glazed has electric heating and an allocated parking space. Offered for sale chain free too.

Out & About
Windmill Platt sits in the heart of Handcross, a thriving Sussex village with excellent schooling in the form of Handcross Primary and Handcross Park School in the private sector. The village has excellent links on the A23(M) motorway network meaning you can get to Gatwick Airport, Crawley, Brighton and the M23/M25 quickly. The High Street is home to the superb Red Lion is a premium pub, bar, and restaurant with its own courtyard - serving super Sunday Roasts! JoCo is a dynamic café offering good strong coffee, tasty treats, and light lunches - set in the delightfully historic Old Garage, this has been a real hit with villagers since opening in late 2020. The Butchers has been established for 100 years and there is also a convenience store and hardware store. For a pint of milk or some tea bags, there is a handy cut through that leads you to the petrol station convenience store.

For a dose of fresh air you're surrounded by beautiful Sussex countryside. but we'd recommend visiting the stunning Nymans National Trust Park, which is just a 10 minute walk.

The Specifics
Tenure: Leasehold
Lease: 149 years remain - Expired March 2175
Service Charge: £297.35 PCM
Ground Rent: Peppercorn
Managing Agents: Anchor
Local Authority: Mid Sussex District Council
Council Tax Band: A

We believe this information to be correct but recommend intending buyer check personally before exchange of contracts.

NB
Furniture is digital and for marketing purposes only.

Anti Money Laundering Notice
In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.