



Sales.

Windmill Platt,
Handcross, RH17 6BS

£195,000



Windmill Platt, Handcross, RH17 6BS

 1/2  1/2  1

PROPERTY

The property, for the over 55's only, was originally built as a 2 bedroom bungalow, but has been adapted to create a separate dining room, rather than two bedrooms, but could easily be reversed if preferred. The property features good-sized accommodation with an entrance hall, that leads to a generous living room, with a feature fireplace surround and ample space for either a sofa or multiple arm chairs. The kitchen was recently refitted with a contemporary range of white gloss fronted units, with ample work surfaces and space for all appliances. There is also a double bedroom, that overlooks the rear garden and a separate bathroom. The property is presented in good order throughout too. There are pull cords in the property for the Central Alarm System which enables telephone contact with an operator in an emergency.

OUTSIDE

To the front of the property there is an area of resident's parking, with one designated space for the property owner. There is also a communal bin store, with additional recycling. To the rear there is an attractive, secluded garden, that is enclosed to all sides by fencing. The garden has been professionally landscaped to create a low maintenance area that is also easily accessed by anyone with limited mobility, as has been paved, with two large flower beds, to create an attractive blend of functionality, but also retain the ability to plant and tend to the established flower beds too. There is also a small shed of timber construction in the garden.



ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease Term: 99 Years from 25 March 1986
 Service Charge: £239.85 per month, increasing to £260.28 per month from 1 April 2024 until 31 March 2025
 Ground Rent: £50 per annum, payable each March

AGENTS NOTE

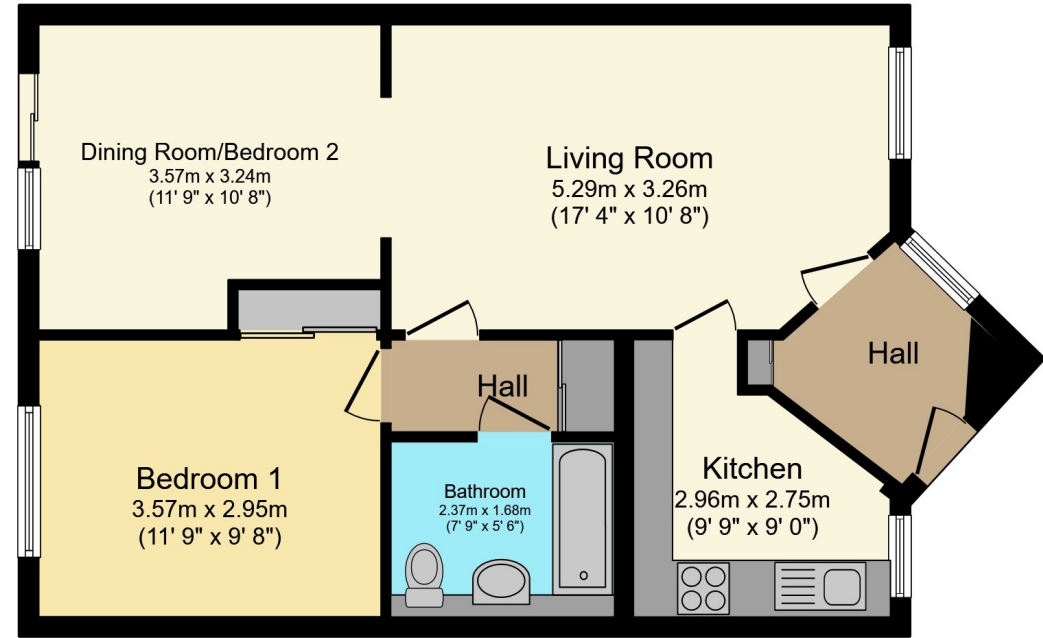
We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Total Approximate Floor Area

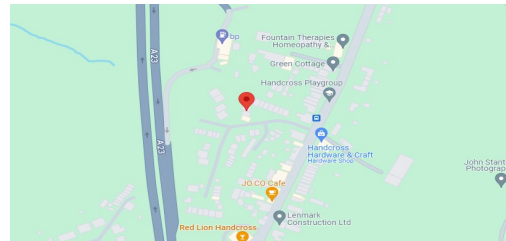
629 sq ft / 58 sq m

Viewing arrangements by appointment through :

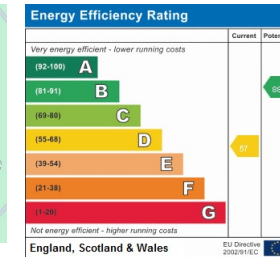
Brock Taylor
 01444 474447
 hhsales@brocktaylor.co.uk



Map Location



EPC Rating



Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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 Buses 1 minute walk	 Shops Hardware Store, Newagents & Butchers	 Trains Balcombe 3.7 miles
 Sport & Leisure K2, Crawley 3.4 miles	 Rental Income £tbc	 Schools n/a
 Broadband Up to 67 Mbps	 Roads M23 2.3 miles	 Council Tax Band C