



**7 Shermanbury Grange, Brighton Road
Shermanbury, RH13 8HN
Guide Price £599,950 Leasehold - Share of Freehold**

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A Stunning First Floor Apartment In A Prestigious Building With Beautifully Appointed Accommodation & Many Features Including Two Double En-Suite Bedrooms, Balcony, Communal Gardens & Delightful Views Towards The South Downs, Garage & Parking.

Situation

The property is situated less than two miles from Henfield in a lovely semi-rural setting. Henfield village which has a vibrant community with a High Street of shops and inns together with churches, library, leisure centre, modern medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. the coast is about 8 miles distant.

Description

The property which was built in 2002 in the style of a period manor house and the apartment is outstanding in all that it offers with a gracious style of living. This very spacious apartment is ideal for those purchasers looking for a fine home in a semi-rural setting with views and the accommodation is beautifully arranged with the living room and master bedroom both facing south. Two of the bedrooms are en-suite and there is a lovely balcony from the living room. The kitchen/breakfast room is another feature and the apartment also has it's own garage.

The accommodation comprises, communal entrance, communal entrance hall, entrance, large entrance hall opening to the bright and spacious double aspect living room with two sets of French doors opening to the balcony. Modern fitted kitchen/breakfast room. Master bedroom with modern fitted en-suite with bath and separate shower cubicle, two double in-built wardrobes and a single in-built wardrobe, second double bedroom with modern fitted en-suite shower room and a double in-built wardrobe. Bedroom three with double in-built wardrobe and fourth bedroom with storage cupboard, and currently used as a study. Family shower room and a large double hallway storage cupboard.

Outside there is a private balcony along with the communal gardens and grounds. The gardens and grounds are lovely and laid mostly to lawns with mature planting, various trees and lake. The grounds extend over 50 acres as the residents purchased the land to the South to maintain the stunning views over grazing land towards the South Downs.

There is a garage situated to the front of the property along with ample parking for residents and visitors.

There are four apartments in the building with each apartment owning a quarter share of the freehold. The current annual maintenance charge is £2868 Per Annum. Remainder of a 999 year lease.

Council Tax Band - F

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.





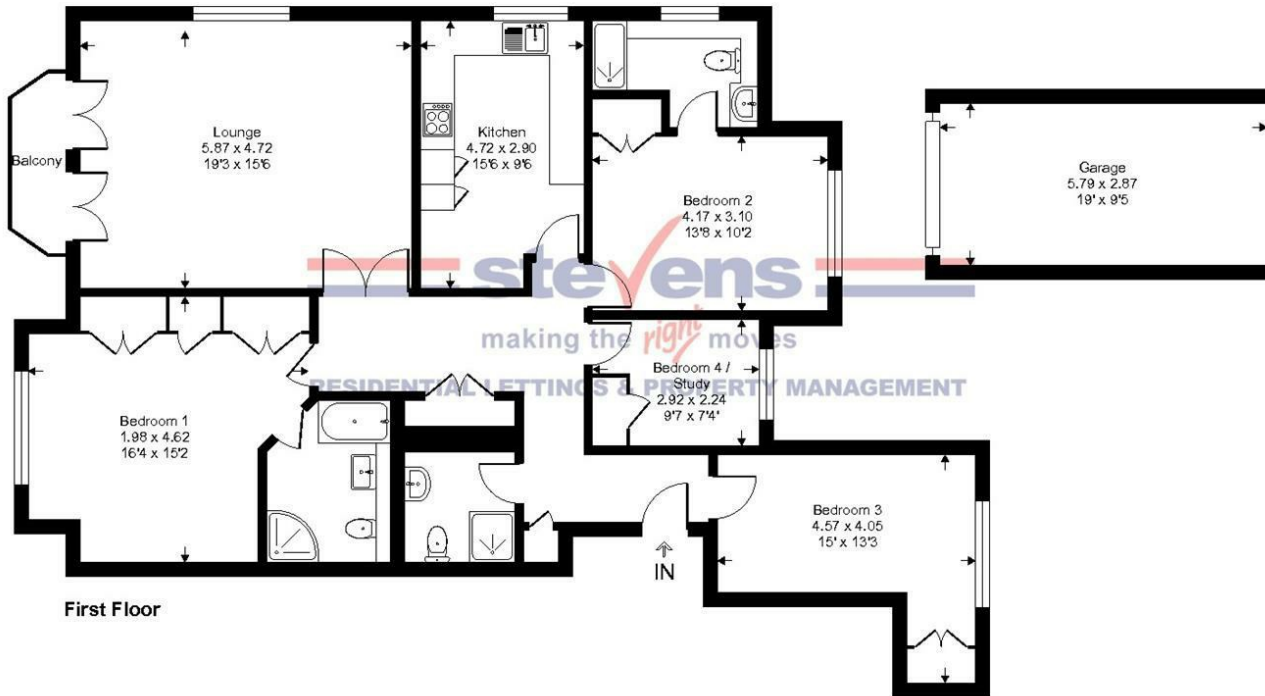
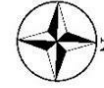


Shermanbury Grange, RH13

Approximate Gross Internal Area = 131.4 sq m / 1415 sq ft

Approximate Garage Internal Area = 16.6 sq m / 179 sq ft

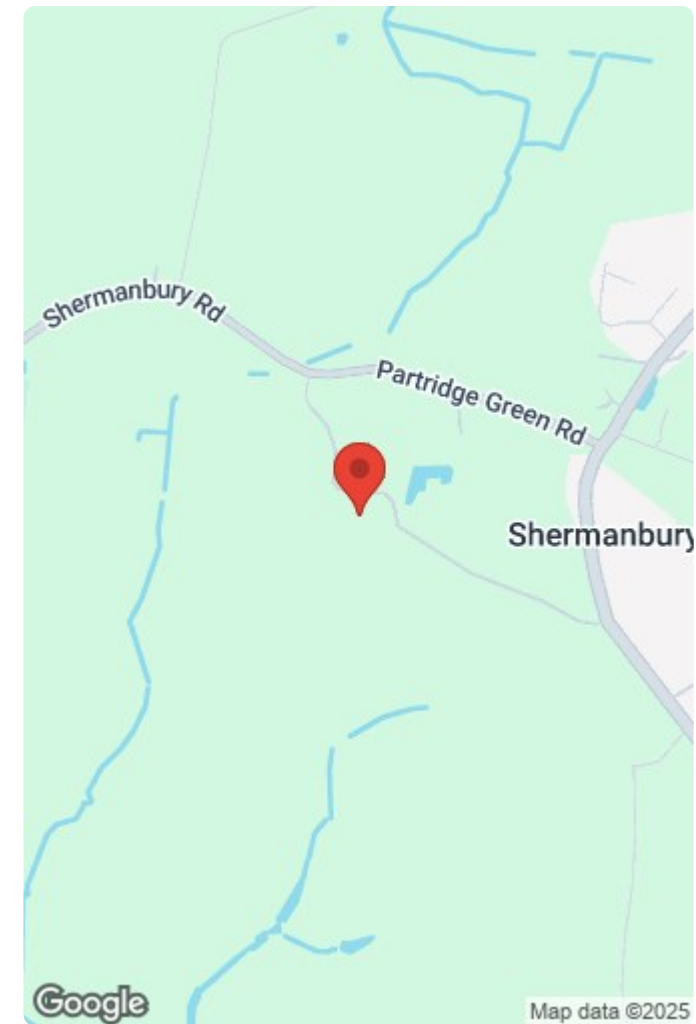
Approximate Total Internal Area = 148 sq m / 1594 sq ft



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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