

**Penfolds,  
Property People.**

**Songhurst Meadow, Wisborough Green.**  
£300,000 Leasehold



# Penfolds, Specification.

We are delighted to bring this beautiful one bedroom maisonette to the market. Built in 2021 by the highly regarded Runnymede Homes the property is light and bright with a very high standard of finish. It is situated within a walk of the centre of the village and all its amenities, the pubs and village green. There is a private, south facing garden and allocated parking for one car with plenty of visitor parking too.

- One bedroom maisonette
- Exceptionally high standard of finish throughout
- Open plan kitchen/dining/sitting room
- Access to private garden from the kitchen
- Service charge and Insurance - £55.96 per month
- Management Fee - £30 per month
- Ground Rent - £12.50 per month reviewed every 25 years from date of lease
- Lease - 250 years from 1st June 2021
- EPC C/Chichester District Council Tax Band: B





"Songhurst Meadow has been my perfect first home, but I am now starting the next chapter of my life. I am going to miss the peaceful walks around the meadow and the lovely sense of community the development and Wisborough Green has. The home is a great mix of modern and cosy, with a sunny garden all day long. I hope that someone will be able to enjoy living here as much as I have."

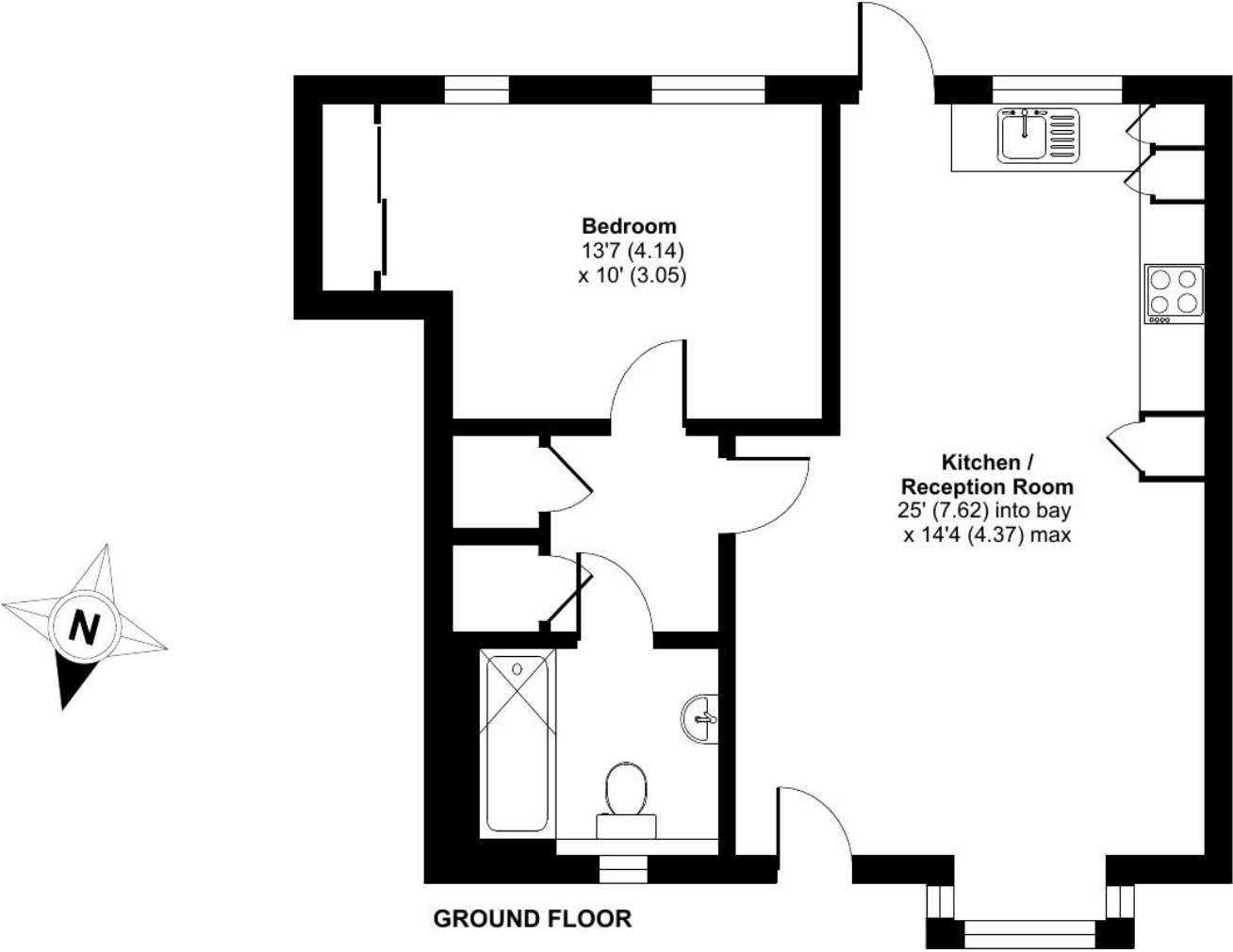
The Owner

**01403 289414**

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Approximate Area = 564 sq ft / 52.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Penfolds Estate Agents Ltd. REF: 1038653