



Bedroom



Luxurious Wet Room



Lounge Area



Lounge/Diner



Kitchen



Patio/Loggia



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC



COURTNEY GREEN

Estate Agent • Residential Lettings • Residential Managing Agent
we give more

25 Carfax Horsham West Sussex RH12 1EE

Sales: (01403) 252222

Lettings: (01403) 252200

Residential Management: (01403) 246170

Fax: (01403) 218062

Email: sales@courtneygreen.co.uk

www.courtneygreen.co.uk

Draft Details for

**12 CLARENCE COURT, BRIGHTON ROAD,
HORSHAM, WEST SUSSEX RH13 5TS
PRICE £325,000 LEASEHOLD**



Courtney Green are delighted to offer for sale this delightful ground floor luxury apartment with a minimum age requirement of 60 years. Built by McCarthy and Stone in 2013, these properties are state of the art and feature thermostatically controlled under-floor heating, double glazing and a there is Scheme Manager complimented by a 24 hour emergency call system for peace of mind. This apartment comprises an entrance hall with storage and with lovely veneered inlayed doors to all rooms. The large Lounge/Diner opens to a well appointed Kitchen with integrated appliances and also has a door leading to a covered Private Patio, which only a few of these properties enjoy. There is a large Bedroom with a superb walk-in wardrobe and a luxurious Wet Room. Outside, there are the lovely communal gardens and car parking spaces, which are available for a separate rental.

Viewings are strongly recommended with the vendors' Sole Agents, Courtney Green.

Ref: 17/4108/04/27

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Courtney Green wish to inform prospective purchasers, that these sales particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that any of the services, appliances, equipment or facilities are in good working order. Any area, distances or measurements referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a purchase please contact this office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings.



The accommodation with approximate room sizes comprises:

Private door to Apartment 12.

Entrance Hall

With attractive inlaid veneered doors with chrome furniture to each room, thermostatically controlled under floor heating, wall mounted video entry-phone and Tunstall emergency communication device, spot lights, smoke alarm. Store cupboard housing the electricity fuse board/meters and hot water tank, wall light point.

Bedroom 13'1 (3.98m) x 9'7 (2.92m)

With thermostatically controlled under floor heating, t.v. aerial point, telephone point, double glazed window with fitted blind looking out on to the loggia style patio. Door to walk-in wardrobe 5'9 x 4'9 with a quality range of fittings including hanging rails, shelving and storage above, spot light.

Luxurious Wet Room 7'6 (2.28m) x 4'6 (1.37m) plus recess

With fully tiled walls and floor having thermostatically controlled heating under floor heating, a large wet shower area comprising a quality shower door with Vado chrome shower having adjustable shower rail, vanity style wash basin with Ideal Standard basin, Vado tap and cupboards beneath, mirror above and light over, close-coupled w.c., electric towel warmer, emergency pull cord, L.E.D. spot lighting and extractor fan.

From the Entrance Hall, a veneered door with glazed panels, leads to the

Lounge/Diner 22'4 (6.8m) plus bay x 11'1 (3.38m)

A lovely through room with space for a table and all the necessary furniture, a double glazed bay window with fitted blind to the front and double glazed door also with fitted blind which leads out to the loggia/patio. Media point with t.v. satellite, telephone points, thermostatically controlled under floor heating. Open to the

Kitchen 7'10 (2.39m) x 7'2 (2.18m)

In an attractive contemporary scheme of eye and base level storage cupboards with matching drawers and pan drawers all with soft close and stainless steel rod type handles, areas of working surface, splashback tiling and countertop lighting. Integrated Hotpoint eye-level side hinged oven with surface above for microwave or similar, integrated fridge/freezer, four plate ceramic hob with stainless steel filter/light, tiled flooring with thermostatically controlled under floor heating, L.E.D. spot lights, extractor fan. **Agent's Note:** One of the cupboards is designed to house a slim-line dishwasher and we understand that the supply's are already installed.

OUTSIDE

Loggia Patio

With a covered area 9' x 5'5. This is a superb place to sit outside and there is a further area which is paved and gravelled for ease of maintenance with the raised edged beds to the front. Outside light point.

Parking

The owners' currently pay £250 per annum for car parking space "F". The property forms part of Horsham District Council's Residents' Parking Zone D. Currently the annual charge for the initial permit is £41.

TENURE

Leasehold - Lease length to be confirmed.

Service and Estates Charge - This is currently £164 per month for the present financial year and includes all communal facilities which are detailed separately, but include buildings insurance, water charges, exterior window cleaning, etc.

Agent's 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.

Communal Facilities

Surrounding the buildings there are beautifully landscaped and well maintained gardens with seating areas. From the secure Communal Main Entrance, a corridor leads along to the stairs and lift and doors open to the **Residents Lounge**, where you will find a small **Kitchen** and the **Managers Office**. Also within the development is located a comprehensively fitted Laundry Room with washing machines and separate drying machines and there is a **Guest Bedroom** which can be reserved at a small fee for visitors. There is also a **"Buggy Room"** with charging points for battery vehicles on a first come basis.



12 Clarence Court, Brighton Road, Horsham, RH13 5TS

APPROX. GROSS INTERNAL FLOOR AREA 584 SQ FT 54.2 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.