



8 Robinswood Court

Rusper Road, Horsham, West Sussex, RH12 4YS

Price £180,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

8 Robinswood Court, Rusper Road, Horsham, West Sussex, RH12 4YS

Courtney Green are delighted to offer for sale this most unusual converted first and second floor apartment with a minimum age requirement of 55 years and above and including the striking turret of this attractive Victorian building. It should be noted that the bedroom is on the second floor which is accessed from a very steep staircase and there is the turret which enjoys the most delightful views and could be utilised as a study. The property has been much improved to include the installation of double glazed windows, an electric boiler providing heating to radiators, a pressurised hot water tank, a beautiful shower room suite and a full redecoration. For peace of mind there is a 24 hour emergency alarm system with pull cords throughout the property. The development is conveniently situated close to the Tesco Express store for general day to day needs and Littlehaven railway station is nearby. There is also a bus stop close by with regular services to Horsham station and the town centre approximately a mile distant.

The accommodation with the approximate room sizes comprises:

Covered Entrance Area to

Entrance Foyer

With entry-phone system, staircase to half landing, three further steps and private door to apartment.

Entrance Hall

With two double glazed rear aspect windows, radiator, entry-phone handset, thermostat for heating control, door to walk-in cupboard with double glazed window to the front, pressurised hot water cylinder with immersion heater and shelf above, Santon Premierheat electric boiler providing heating to radiators, electricity fuse box.

From the **Entrance Hall** door to

Living Room

With a double glazed front aspect window with attractive leaded and stained glass detail, radiator, t.v. aerial point, corniced ceiling, telephone point.

Kitchen

With a modern range of eye and base level storage cupboards with drawers and worktop, inset stainless steel sink unit with mixer tap and double glazed window above looking out over a small area of communal gardens, recess for electric cooker, plumbing and space for washing machine, space for fridge, wall tiling, coved ceiling, radiator.

Bathroom

A modern shower suite comprising a large walk in shower cubicle with bar mixer, rainfall shower head, handheld shower attachment and easy grab handle, pedestal wash hand basin with chrome taps, dual flush w.c, heated towel rail, electric fan heater, extractor fan and side aspect window.

From the **Entrance Hall** the steep turning staircase rises to the

First Floor

With door to

Bedroom 1

This fabulous double aspect bedroom has double glazed arched head windows to the side and front offering distant glimpses of the Downs and there is a very appealing high ceiling. Radiator, walk-in store cupboard with shelf, coved ceiling.

From the **First Floor Landing** a door opens to reveal an additional flight of stairs which rises to the top of the

Turret/Study

This triple aspect space has double glazed windows to the side, front and rear affording even better views than the windows below and radiator.

OUTSIDE

Surrounding the property are beautiful and well maintained communal grounds with areas of lawns, flower and shrub beds and borders. To the front there is an area for parking as well as a communal clothes drying area.

TENURE

- Leasehold - 99 years Lease from 1989.
- Service Charge - £1920 from 1st October 2023 - 30th September 2024
- Ground Rent - £100 per annum.
- Managing Agents - Courtney Green Residential Management Tel: 01403 246710.

Council Tax Band— C

Ref: 23/5384/14/04

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 232 SQ.FT.
(21.6 SQ.M.)



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	9	35
Not energy efficient - higher running costs		



ATTIC ROOM
APPROX. FLOOR
AREA 177 SQ.FT.
(16.5 SQ.M.)

8 ROBINSWOOD COURT RUSPER ROAD HORSHAM WEST SUSSEX RH12 4YS
TOTAL APPROX. FLOOR AREA 821 SQ.FT. (76.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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