



19 River Mead

Worthing Road, Horsham, West Sussex RH12 1SP

Guide Price £258,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are pleased to offer for sale this spacious and desirable two large-double bedroom first floor maisonette offered for sale with the benefit of no ongoing chain and situated in a most convenient position within walking distance of Horsham town centre and its amenities. The accommodation has been well maintained and recently redecorated and comprises two large-double bedrooms, a spacious lounge/dining room with access to a private balcony having a sunny Southerly aspect, a modern fitted kitchen/breakfast room with built-in appliances, and a bathroom. The property has double-glazed fittings and electric night storage heating, as well as a spacious boarded loft space with power and lighting. Situated close by is a single garage en bloc in addition to on-street permit parking.

The accommodation comprises

Frosted double glazed **Front Door** to

Entrance Hall

With stairs rising to the First Floor level

Lounge/Dining Room

Double-glazed front aspect and double-glazed door to a private balcony, enjoying a sunny Southerly aspect. Wall-mounted real flame effect fire, TV point, satellite point, night storage heater, three wall lights and a central light, wood effect laminate flooring.

Kitchen/Breakfast Room

Double-glazed front aspect. Fitted with a range of base and wall-mounted cupboards and drawers in beech wood finish with complementing black worktop surfaces incorporating a 4-ring electric hob with stainless steel extractor hood over, AEG Micromat eye level microwave oven and electric fan oven, Blanco corner sink unit with three bowls and a chromium monobloc tap and soap dispenser, space and plumbing for washing machine, red ceramic tiled splashbacks and white tiled walls, breakfast bar, American style fridge/freezer with filtered water and ice maker, large larder cupboard with consumer unit and shelving, and an airing cupboard with hot water cylinder and shelving, track spotlighting.

From the **Lounge/Dining Room**, a door leads to the

Inner Hall

With cloaks/storage cupboard, loft hatch with drop down ladder giving access to boarded loft space with power and lighting.

Bedroom 1

Double-glazed rear aspect, night storage heater, double-width wardrobe cupboard and overhead storage

Bedroom 2

Double-glazed rear aspect, recess for a wardrobe cupboard, night storage heater.

Bathroom

Fitted with a white suite comprising an enamel bath with tiled panel and chromium mixer tap, wall-mounted Triton electric shower unit with wall bracket and hand shower, glass shower screen, vanity unit with inset wash hand basin and cupboard under, low-level WC with concealed cistern and chromium dual flush, chromium towel warmer, fully tiled walls with mosaic tiled relief, extractor fan, wall mirror.

OUTSIDE

To the front of the property there is a small garden with space for wheelie bins.

At the end of River Mead there is a single **Garage** en bloc with up and over door.

ADDITIONAL INFORMATION

Leasehold - 200 years from 20/12/1960 (137 years remaining)

Ground Rent - £50 pa.

Service Charge – no service charge

Managing Agents - John Whiteman and Co 01923 247745

Council Tax Band – C

Ref: 23/5474/26/09

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.

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