



10 Hills Manor

Guildford Road, Horsham, West Sussex, RH12 1LZ

Guide Price £235,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

10 Hills Manor, Guildford Road, Horsham, West Sussex, RH12 1LZ

Courtney Green are pleased to be offering for sale this spacious two double bedroom second floor retirement apartment specifically designed for those over 55 years of age. The property is conveniently located within 1/2 mile of Horsham town centre and less than 1/4 mile from local Budgens convenience store and sub post office. For convenience, the lift gives access to the second floor where a private front door opens up to the spacious accommodation which comprises a principal bedroom with en-suite shower room, second double bedroom and bathroom, fitted kitchen and a good sized double aspect lounge/dining room. There are double glazed fittings throughout and a gas fired heating system to radiators. Outside there are well maintained communal grounds with residents' parking to the rear.

The accommodation comprises:

Communal Front Door with security entry phone system leading to

Communal Entrance Hall with access to a lift and wide turning staircase to

Second Floor Level

Private Front Door to

Entrance Hall

With entry phone security system, radiator, loft hatch to the loft space, airing cupboard housing hot water cylinder with slatted shelving and consumer unit.

Lounge/Dining Room

Double glazed double aspect to the front and side. Two radiators, TV point.

Kitchen

Double glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating an Electrolux four ring gas hob with concealed filter over, Electrolux electric oven under, inset single drainer sink with brass monobloc taps, pelmet lights, Electrolux integrated washing machine and integrated fridge, AEG slimline dishwasher, Electrolux freezer, radiator, ceramic tiled splashback, cupboard housing concealed Vailant gas fired boiler.

Principal Bedroom

Double glazed front aspect, built in furniture incorporating bedside cupboards with overhead storage and wardrobe cupboard, TV point.

Ref: 23/5508/28/11

En-Suite Shower Room

Pedestal wash hand basin, low level WC, corner shower cubicle with Mira electric shower unit, wall bracket and hand shower, extractor fan, fully tiled walls, radiator, shaver light.

Bedroom 2

Double glazed side aspect, radiator, double width wardrobe cupboard with overhead storage.

Bathroom

Fitted with a white suite comprising panel bath with brass mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator, half tiled walls, shaver light, extractor fan.

OUTSIDE

Surrounding the property are communal grounds which are professionally maintained with pleasant seating areas and mature hedges and shrubs.

Parking

There is non-allocated residents parking to the rear of the property.

Additional Information

Leasehold - 99 years from 1987

Service Charge - 01/04/23 to 31/03/24 £3305.41

Ground Rent - £25.00 per quarter Ground Rent Increases to £150 p.a

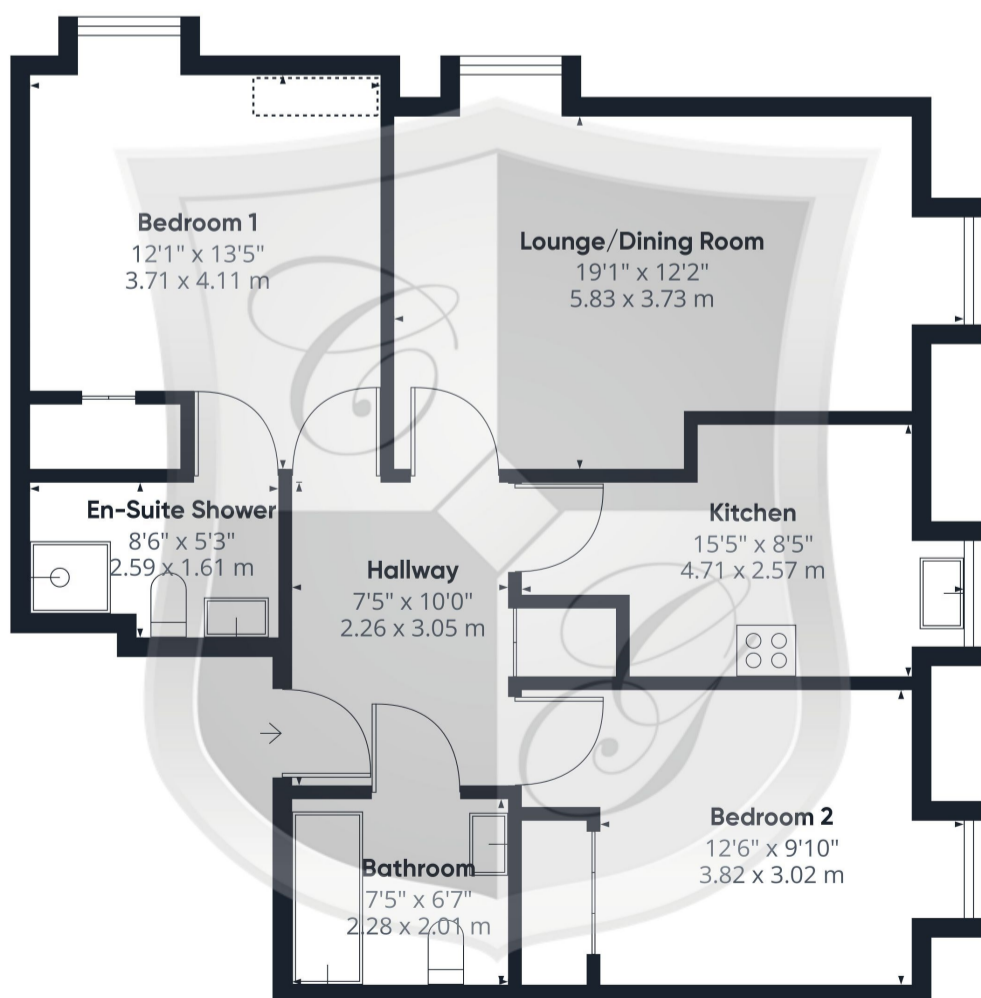
Management Co: First Port Retirement Property Services Ltd, Marlborough House, Wigmore Place, Wigmore Lane, Luton LU2 9EX

Council Tax Band - D

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.

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.



Approximate total area^m
809.36 ft²
75.19 m²

Reduced headroom
5.39 ft²
0.5 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C		7.7	7.8
D			
E			
F			
Not energy efficient - higher running costs	G		

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360