



7 Foxes Close

Southwater, Horsham, West Sussex, RH13 9GD

Guide Price £185,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

7 Foxes Close, Southwater, Horsham, West Sussex, RH13 9GD

Courtney Green are pleased to offer for sale this first floor flat situated in a cul-de-sac location in this popular village. The property offers a 14ft lounge, fitted kitchen/breakfast room with wall-mounted boiler, one double bedroom, modern bathroom suite with a window. The property also benefits from gas central heating, double glazing, and an allocated parking space. Southwater is situated approximately three miles from Horsham with its comprehensive shopping facilities and main line railway station. Internal viewing is highly recommended in order to appreciate the individuality of the property. The property is being offered for sale with the benefit of no onward chain.

SITUATION: The thriving village of Southwater has under-gone major development and improvement in recent years and now offers an outstanding village centre with numerous shops, stores and a health centre situated within Lintot Square and outstanding leisure and sporting facilities at Southwater Country Park. There are local highly regarded junior schools with proven results and bus services to Horsham station and town centre, which is just over three miles distant.

The accommodation with approximate room sizes comprises:

Communal Entrance Hall

Part glazed communal front door with security phone and stairs to the

First Floor

Private Front Door to

Entrance Hall

With entry phone system, radiator, built in storage cupboard with light, wood laminate flooring. Doors to all rooms.

Lounge 14'11 (4.54m) x 10'3 (3.12m)

A well-proportioned room with double glazed window to front aspect, radiator, TV aerial and satellite point, telephone point and textured ceiling.

Kitchen/Breakfast Room 11' (3.35m) x 9' (2.74m)

Fitted with a range of wall and base units with co-ordinating work surfaces and wall tiling, inset sink with mixer taps and drainer, space for fridge/freezer, space for cooker, space and plumbing for washing machine, radiator, wall mounted Vaillant gas boiler and double glazed window to rear aspect.

Bedroom 11'1 (3.38m) x 10'1 (3.07m)

Double glazed window to front aspect, radiator and t.v. aerial point.

Bathroom

Fitted with a white suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c., part tiled walls, radiator, linen cupboard, extractor fan, frosted double glazed window to rear aspect and wall light with shaver point.

OUTSIDE

Communal Gardens

There are well-kept communal gardens located to the rear of the building.

Parking

There is one allocated parking space with a number of visitors' spaces available.

TENURE

Leasehold 123 Years remaining
 Service charge £140.90 pcm
 Ground Rent None Payable
 Freeholders: L & Q Tel: 0300 456 9998

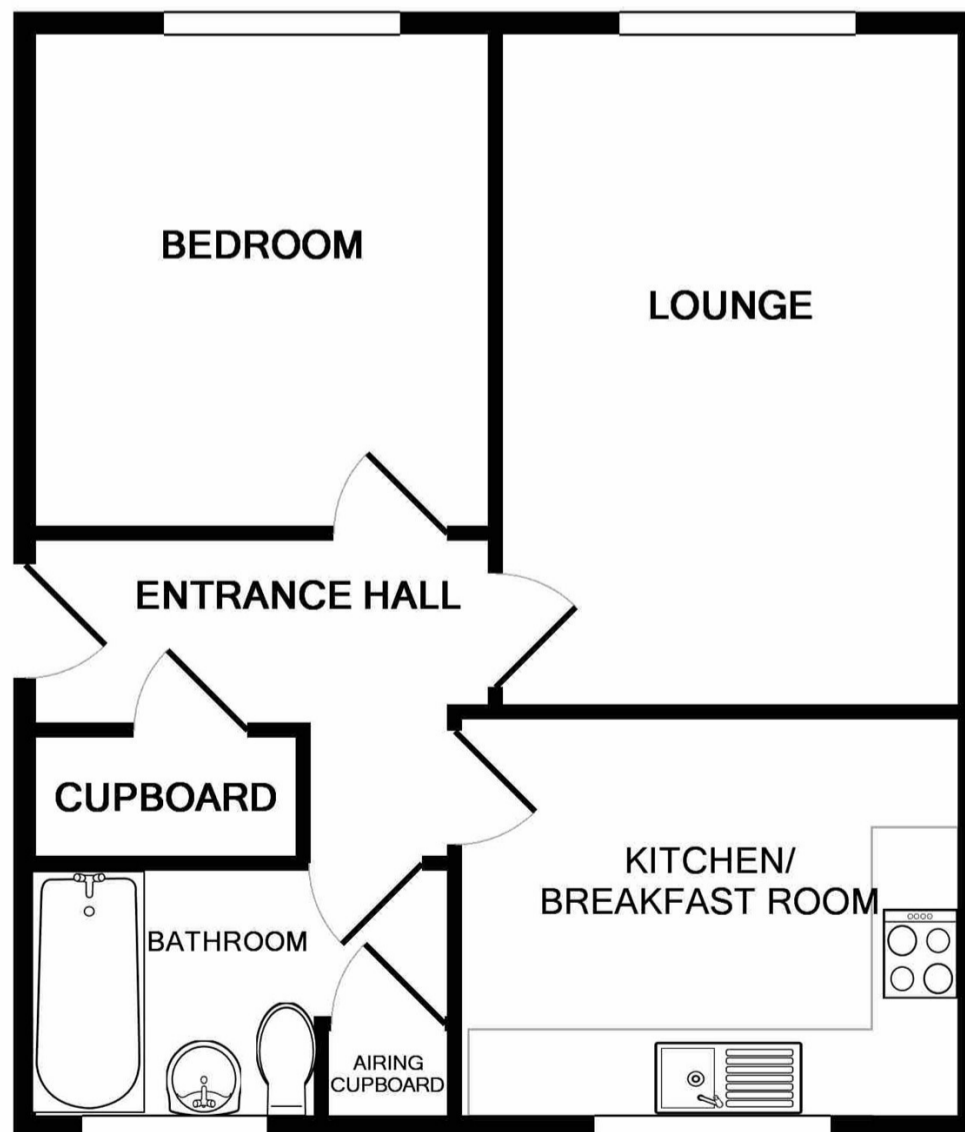
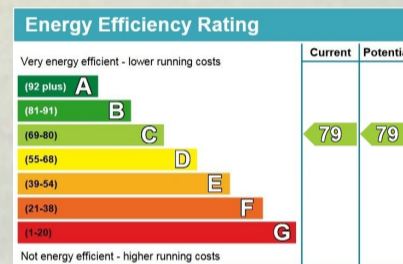
Council Tax Band— A

Ref: 24/5557/19/02

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 Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.



TOTAL APPROX. FLOOR AREA 490 SQ.FT. (45.5 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