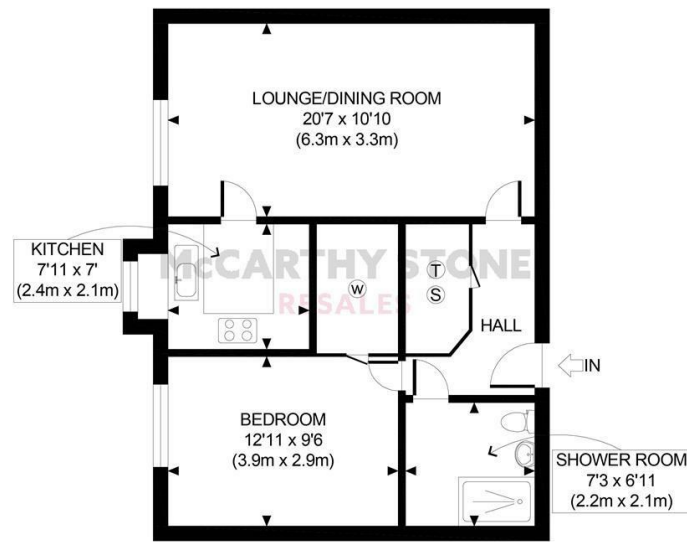


23 Clarence Court

Brighton Road, Horsham, RH13 5TS

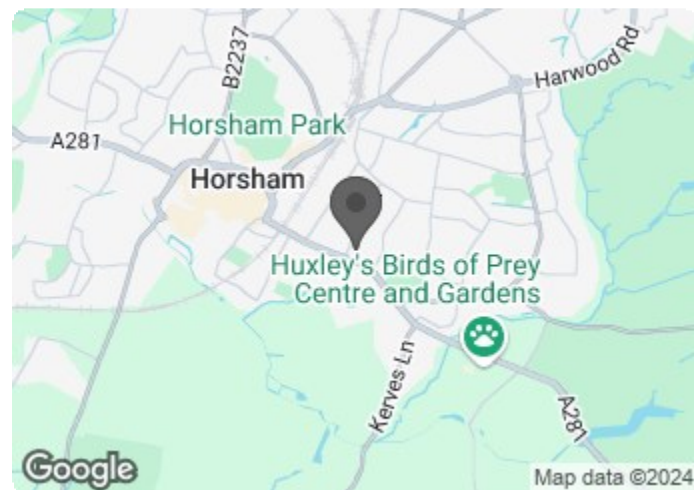


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 586 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 586 SQ FT / 54 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Clarence Court</p> <p>date 25/09/24</p> <p>photoplan</p>
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	84
(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		

Asking price £225,000 Leasehold

A beautifully presented one double bedroom first floor retirement apartment with a spacious living room and bedroom thoughtfully designed for a relaxed, worry free and peaceful lifestyle. Conveniently located for all local amenities and bus routes.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Brighton Road, Horsham

1 bed | £225,000

Summary

Clarence Court was built in 2014, by McCarthy and Stone and is purpose built for Retirement Living. Communal facilities include a fully equipped laundry room a lift to all floors and a mobility scooter store with charging points.

There is a beautiful homeowners communal lounge which is used for social events or as an extension to the apartment in which to entertain family or friends with doors leading out to a paved patio area surrounded by landscaped gardens.

The camera door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call points in the apartment and throughout the development.

The House Manager on site during office hours and the development will link through to the 24 hour emergency call system for when they are off duty.

This apartment has a fully fitted kitchen with a built-in electric oven and fitted fridge/freezer. The double bedroom boasts a walk-in wardrobe, large living room and fitted and fully tiled shower room with level access shower and underfloor heating.

It is a condition of purchase that all Residents must be over the age of 60 years.

Entrance Hall

Front door with spy hole and letter box leads to the large entrance hall - the 24-hour Tunstall emergency response system is wall mounted. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Living Room

A beautifully presented and spacious living room. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Part glazed door to kitchen.

Kitchen

Modern kitchen with tiled floor and extensive range of base and wall units fitted with contrasting work surfaces. Stainless steel sink with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Integrated fridge/freezer, partly tiled walls and electronically opening windows.

Bedroom

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Raised power points.

Shower Room

Fully tiled and fitted with suite comprising of level access thermostatically controlled shower, grab rails and glass screen. Low level

WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan, underfloor heating.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge £2,817.29 per annum (for financial year end 30/09/2025).

The service charge does not cover external costs such as your Council Tax, electricity or TV.

To find out more about service charges please contact your Property Consultant or House Manager.

Leasehold

Lease Length: 125 years from January 2014

Ground Rent: £425.00 per annum

Ground Rent Review Date: January 2029

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Car Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development.

Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

