

## Manton Court, Horsham, RH13 5AE



This bright and spacious 1 bedroom first floor retirement flat is ideally located within a popular purpose-built development for the over-60s. Well presented throughout, the property offers generously proportioned accommodation, all on one level. The layout comprises a welcoming entrance hallway with built-in storage, a generous 17ft reception room which comfortably accommodates both lounge and dining areas, and a separate fitted kitchen tucked neatly into the corner with ample worktop space. The bedroom is a great size with fitted wardrobes, and plenty of space for side tables and extra draws if needed. The bathroom is fitted with a walk-in shower for ease and comfort. Residents of Manton Court also enjoy access to a communal lounge, laundry room, and guest suite for visiting family. The building has secure entry and 24-hour emergency pull cords in each apartment, offering reassurance and safety at all times.

This is a fantastic opportunity to purchase a comfortable and low maintenance home in a sought-after retirement setting. The flat enjoys access to well-tended communal gardens, offering a lovely outlook and a peaceful space to enjoy the outdoors without the upkeep. There is also on-site parking for residents and visitors, subject to availability, and the whole development is attractively landscaped with seating areas and mature planting. Manton Court offers both independence and community, making it a perfect choice for later living.



### ADDITIONAL INFORMATION

Tenure: Leasehold  
Lease Term: 125 Years from 1 February 2008  
Service Charge: £3,500 per annum (water included)  
Service Charge Review Period: tbc  
Ground Rent: £tbc per annum  
Ground Rent Review Period: tbc

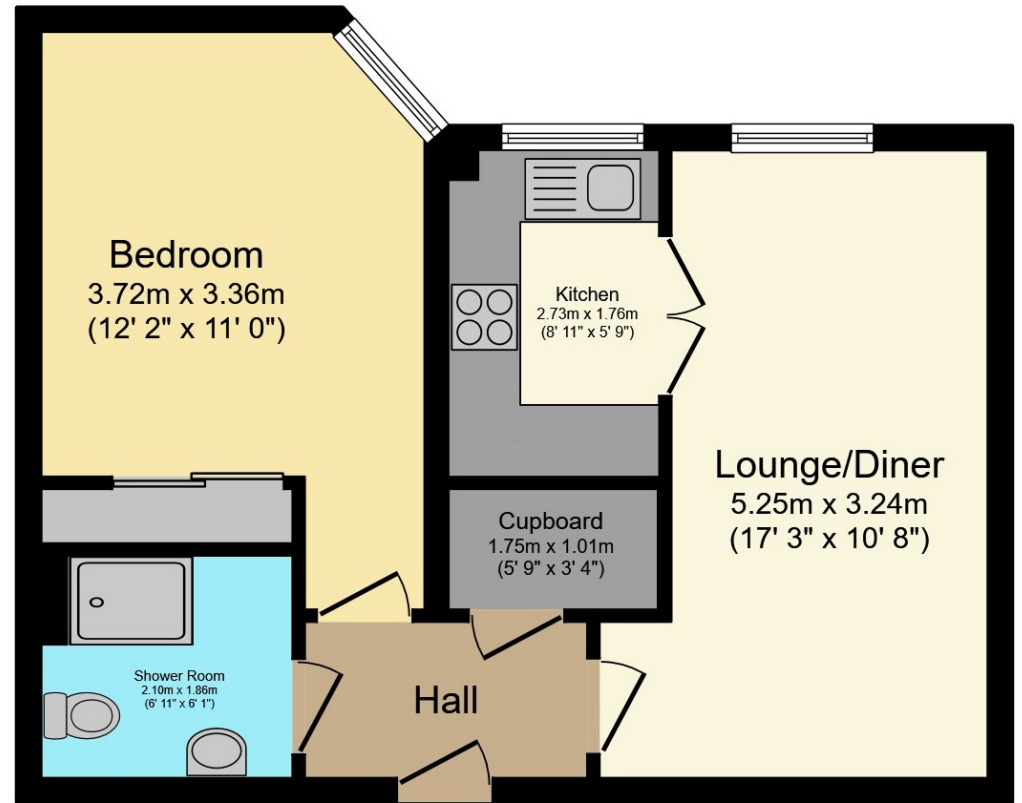
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

### Total Approximate Floor Area

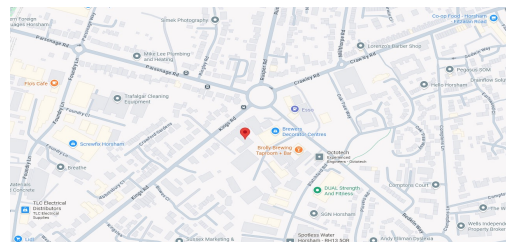
**477 sq ft / 44 sq m**

Viewing arrangements by  
appointment through :

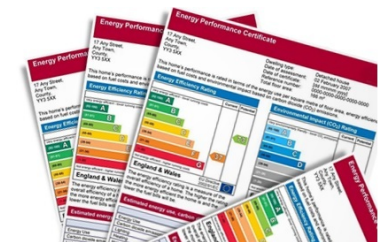
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horshamsales@brocktaylor.co.uk



### Map Location



### EPC Rating



Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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