



25 Clarence Court
 Clarence Road, Horsham, West Sussex
 Price £350,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

25 Clarence Court, Clarence Road, Horsham RH13 5TS

Courtney Green are pleased to offer for sale this very well-appointed first-floor luxury apartment, purpose built for retirement living by McCarthy & Stone in 2014 and available to those aged 60 years and above.

This apartment is state of the art and features thermostatically controlled underfloor heating, oak veneered doors with chromium furniture to all rooms, terrestrial and satellite television connections, illuminated light switches and double-glazing throughout. It comprises a spacious entrance hall with a storage cupboard, a light and airy lounge/dining room which opens on to a well-appointed kitchen with integrated appliances, a principal bedroom with a luxury en suite bathroom and a large walk-in wardrobe, a second double bedroom and a fitted wet room.

Clarence Court provides a House Manager on duty in office hours complemented by a 24-hour emergency call system for peace of mind. Communal facilities include residents' lounge with doors leading to a patio and the communal gardens, a visitor's guest suite, a laundry room and mobility scooter store with charging points. There is a lift to all floors and outside car parking is available on site to residents. The development is approximately a quarter of a mile from Horsham town centre and half a mile from Horsham railway station. Conveniently located outside the development is a bus stop.

The accommodation comprises

Security Entry Phone system and fob controlled main **Entrance Door** to the reception area, off which is the residents' lounge and access to all communal facilities.

Lift to **First Floor Level** and **Private Front Door** to

Entrance Hall Wall-mounted video entry phone and Tunstall emergency communication device, door to cupboard housing a Gledhill PulsaCoil electric boiler, slatted shelving and space for storage.

Living / Dining Room Bay window side aspect, tv/fm/satellite point.

Kitchen

Fully fitted with a range of base and wall mounted cupboards and drawers in light wood effect finish, incorporating a single drainer stainless steel sink with monobloc tap, Hotpoint halogen hob with stainless steel filter hood over, eye level Neff electric oven, fridge freezer, integrated John Lewis slimline dishwasher, pelmet lighting, ceramic tiled flooring.

Principal Bedroom

Twin side aspect, telephone point, tv point, shelved cupboard, walk-in wardrobe with shelved units, hanging rails and shoe rails.

En-Suite Bathroom

Fully tiled and fitted with a panel enclosed bath with mixer tap, thermostatic shower control, wall bracket and hand shower, vanity shelf with inset 'Ideal' wash basin and cupboard under, low-level WC, mirror and shaver point, electric towel warmer.

Bedroom Two

Side aspect, tv point.

Wet Room

Fully tiled with shower area comprising a glass screen with thermostatic shower control, wall bracket and hand shower, low-level WC, pedestal basin with mixer tap, mirror and shaver point. Electric towel warmer.

OUTSIDE

Within the development there are delightful well kept communal gardens with seating areas.

Parking

There is resident's parking area for which a nominal charge is made. The development is located within Horsham District Council resident's parking - Zone D

TENURE

Leasehold - 125 years from 2014

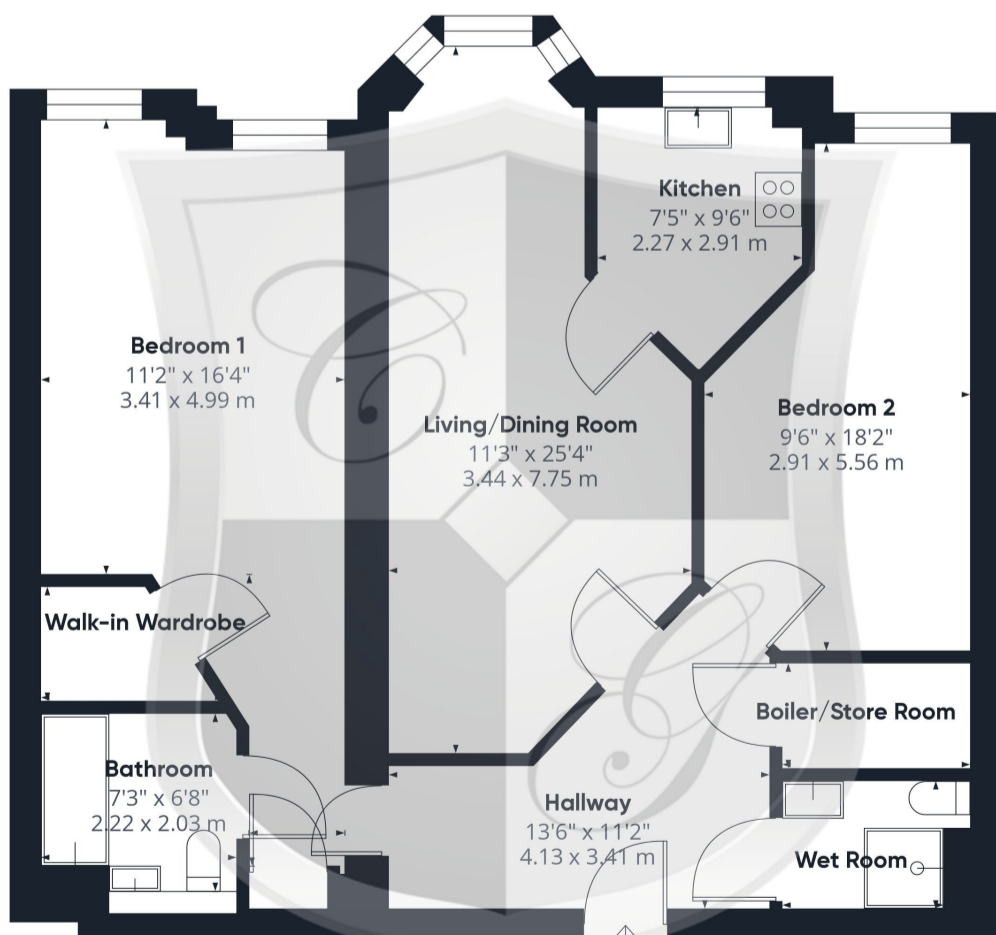
Service Charge - From 1st October 2024 £4225.92

Ground Rent - £495 per annum

Council Tax Band— D

Ref: 24/5613/15/05

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⁽¹⁾

905.51 ft²
84.12 m²

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A	88 88
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	

(1) Excluding balconies and terraces

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

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