



# 6 Bennett Court

Denne Parade, Horsham, West Sussex, RH12 1BU

Guide Price £279,000 Leasehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

# 6 Bennett Court, Denne Parade, Horsham, West Sussex, RH12 1BU

Courtney Green are pleased to be offering for sale this very well presented two double bedroom first floor luxury apartment situated in a small prestigious development of only 14 apartments and located in a convenient position just a stone's throw from Horsham town centre. With double glazed fittings and a gas fired heating system to radiators, the accommodation comprises a spacious entrance hall off which is a good size living room, open plan to a modern fitted kitchen with built in appliances, a principal bedroom with luxury en-suite shower room, a second double bedroom and a luxury fitted bathroom. Within the development there is an allocated parking space and a communal lock up cycle store, as well as visitors parking spaces.

The accommodation comprises:

## Front Door to

## Entrance Hall

Laminate wood flooring, radiator, security video entry phone, utility cupboard with space and plumbing for washing machine and shelving.

## Open Plan Kitchen/Living Room

Kitchen area Frosted double glazed side aspect, fitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, Zanussi touch control electric hob with grey glass splashback and filter hood over, electric oven, integrated fridge freezer and slimline dishwasher, metro style tiled walls, pelmet lighting, laminate wood flooring. Opening to Living Room Twin double glazed front aspect, radiator, TV/Satellite point, laminate wood flooring.

## Bedroom 1

Double glazed front aspect. Radiator, TV/Satellite point, double width wardrobe cupboard. Door to

## En-Suite Shower Room

Low level WC, vanity shelf with inset wash hand basin and chromium mixer tap, mirror over, shaver point, shower cubicle with Mira Azora shower unit with wall bracket and hand shower, mosaic tiled walls, chromium towel warmer, fully tiled walls and flooring.

## Bedroom 2

Double glazed front aspect, radiator.

## Bathroom

Fitted with a white suite comprising a panel bath with chromium thermostatic shower control, wall bracket and hand shower, back to wall WC with chromium dual flush, vanity shelf with inset wash hand basin and chromium mixer tap, mirror over, tiled flooring and walls, chromium towel warmer, airing cupboard with electric heater and shelving.

## OUTSIDE

The property is situated along Denne Parade to the front of which there is a dwarf brick wall with decorative railings and hedgerow screening. Vehicular access to the side leads to the parking bays where there is one allocated parking space as well as visitors parking together with a communal lock up cycle store.

## TENURE

Leasehold - We understand there are 114 years remaining  
Ground Rent - £249.96 per annum  
Service Charge - £1865 per annum from April 2024 - March 2025

Managing Agents: Southern Housing Group Ltd, Fleet House, 59-61 Clerkenwell Road, London, EC1M 5LA.

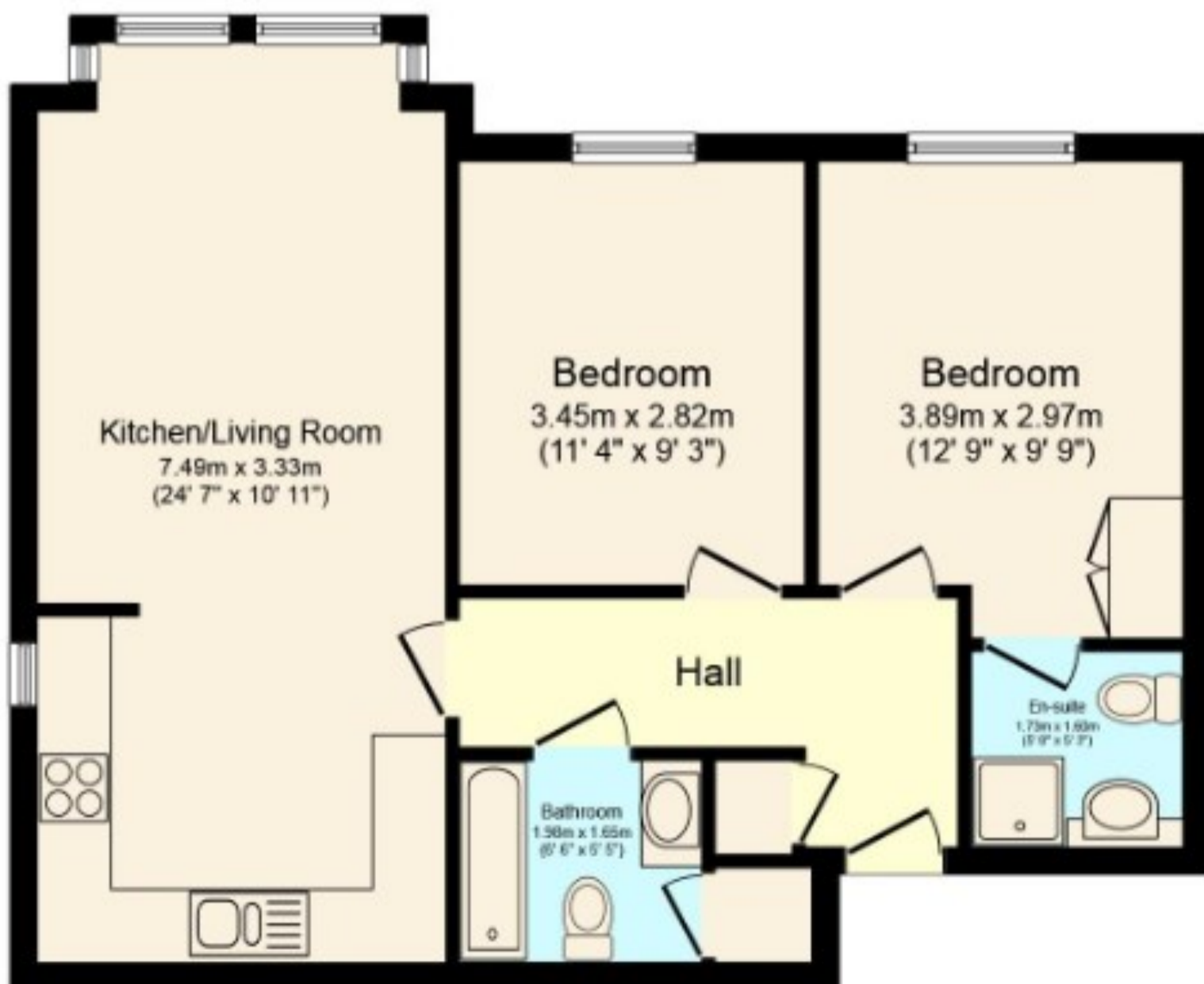
## Council Tax Band—C

**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:

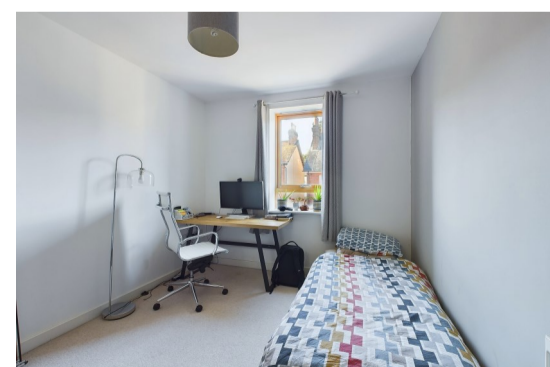
Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref:24/5689/16/09



Total floor area 60.7 sq. m. (653 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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