



9 Beacon Court
 Manor Fields, Horsham, West Sussex RH13 6SN
 £150,000 Leasehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

9 Beacon Court, Manor Fields, Horsham, West Sussex RH13 6SN

Courtney Green are pleased to offer for sale this second floor (Top) studio flat situated within the popular Manor Fields development, located close to local shops, eateries and public house and almost directly opposite a bus stop with services to Horsham town. Offered for sale with the benefit of no ongoing chain and with a share of the freehold, the accommodation comprises a good size open plan bed sitting room with deep bay window to the front and opening to a fitted kitchen. The property is equipped with a modern shower room with a white suite and has electric heating. Within the development there is an allocated parking space and visitors parking spaces are available.

Accommodation comprises:

Communal Front Door with Entry phone security system, staircase rising to the **Second floor level**

Private Front Door to

Entrance Hall

Entryphone, electric convector heater, airing cupboard housing hot water cylinder and hanging cloaks rail, loft hatch. Full width mirrored sliding doors opening to

Shower Room

Fitted with a pedestal wash hand basin having chromium taps, low level wc., tiled splashback, shelved and mirrored cabinet, wall mirror, recess shower cubicle with chromium Aqualisa thermostatic shower control, wall bracket and hand shower, acrylic shower panels, downlighting.

Bed Sitting Room

Double glazed bay front aspect, three wall uplighters, night storage heater, archway opening to

Kitchen

Double glazed side aspect, fitted with a range of base and wall mounted cupboards and drawers with complimenting worktop surfaces incorporating a single drainer stainless steel sink with chromium mixer tap, Indesit stainless steel electric hob with Indesit oven under, space and plumbing for washing machine, tiled splashbacks, space for fridge/freezer, track spot lights.

OUTSIDE

Within the development there are communal grounds with allocated parking and visitors parking spaces.

TENURE

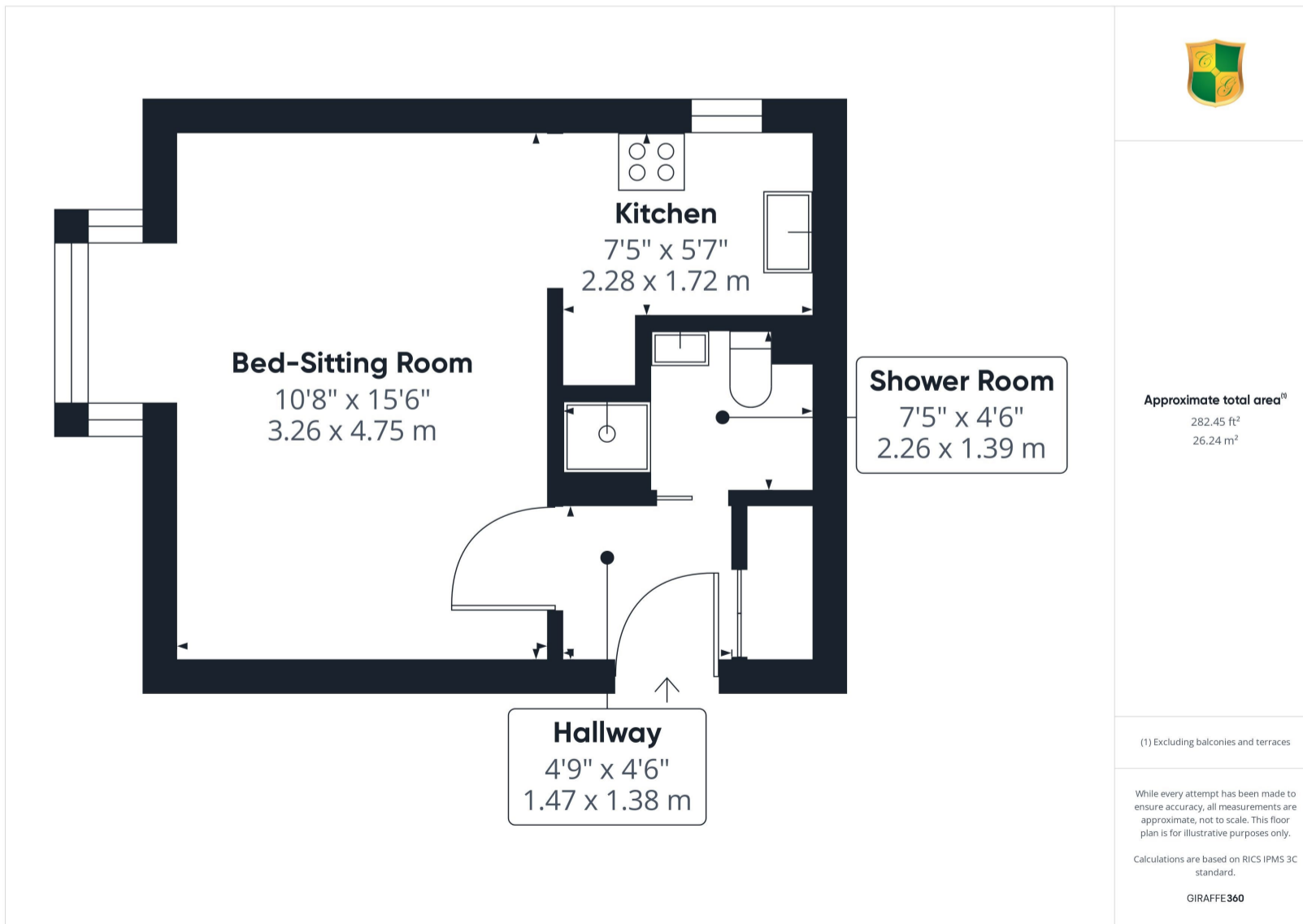
Leasehold - with a share of the freehold - 125 years from 1987 Service Charge - £1,122.16 for the current financial year (from the 1st July 2024 - 30th June 2025).

Council Tax Band B

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.

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.

Ref: 24/5700/02/10



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 80 |
| (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 | |