



1 Godmans Court

Henfield Road, Cowfold, Horsham, West Sussex, RH13 8DZ

Guide Price £100,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

Flat 1 Godmans Court, Henfield Road, Cowfold, Horsham, West Sussex, RH13 8DZ

Courtney Green are pleased to bring to the market this beautifully presented one bedroom ground floor apartment, located in the village of Cowfold. Godmans Court is an age restricted, purpose built development, nestled in the picturesque village of Cowfold, which is conveniently located between the two major towns of Horsham and Haywards Heath, and benefits from regular and reliable bus routes to Horsham and Brighton. The property has undergone a full renovation recently with highlights including a high specification fitted kitchen, a luxury bathroom suite, updated Fischer electric radiator heating, and redecoration throughout. The accommodation comprises in brief, an entrance hall with a storage cupboard, a sitting/dining room with a large double glazed window overlooking the village green and playing field, a fitted kitchen and an exceptionally large double bedroom. Communal facilities include a wonderfully bright and spacious lounge, a kitchen, a laundry room and wonderfully kept communal gardens. Parking is provided in the car park to the rear.

LOCATION The small village of Cowfold lies approximately seven miles to the south-east of Horsham and has a surprising array of amenities including a Cop convenience store with post office, doctors' surgery, pub, beautiful church, county primary school, Indian restaurant, hairdressers, sports clubs and playing fields and regular bus services to Horsham and Brighton. The location has proved popular over the years because of its excellent road links to Gatwick/ London via the A272 and on to the A23/M23. The village appeals to a wide demographic with young families to retirees, who organise regular events and activities that are well attended and add to the very friendly community atmosphere.

The accommodation comprises

Communal Door with secure phone entry.

Individual **Front Door** opening to

Entrance Hall With large storage cupboard, emergency pull cord and doors to all rooms.

Sitting/Dining Room A bright lounge/diner, with space for dining table and seating area, opening to the kitchen and rear aspect double glazed window, which enjoys views over the recreational playing ground.

Kitchen A very well thought out fitted kitchen comprising a range of eye and base level cabinets and drawers with complementing worktop over and tiled upstands, stainless steel sink and drainer with mixer tap, eye level electric oven with microwave above, four burner electric hob, space for fridge freezer tiled flooring.

Bedroom An exceptionally large double bedroom with rear aspect double glazed window, fitted triple wardrobe, and fitted single wardrobe.

Bathroom A modern bathroom suite comprising an oversized walk in shower cubicle with electric shower unit, low level w.c with dual flush, vanity wash hand basin with taps above, heated towel radiator, floor to ceiling wall tiling, tiled flooring and extractor fan.

OUTSIDE Outside there are beautifully kept communal gardens which are tended to by both the residents and the site gardener.

Parking is provided in the private car park.

Communal Facilities There is a wonderfully bright a spacious communal lounge overlooking the garden, a well equipped kitchen, a laundry room with washing machines and tumble dryers available at no extra charge, an overnight guest room with twin beds and an en-suite shower room available at a minimal cost, a luggage storeroom, a visitors bathroom and the managers office. The on-site manager is available for day to day enquiries and there is an emergency call system with pull cords to each flat and personal pendants for residents.

Additional Information

Lease Length: 99 years from 01/01/1988 (64 years remaining)
Annual Service Charge: £2841.96 for the year 04/24 - 04/25 (Inc. buildings insurance, water rates,, free use of communal laundry facility, and window cleaning)
Ground Rent: Peppercorn
Age Restriction: Owners must be 55 years +

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.

Approximate total area[®]

478.02 ft²
44.41 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(101-104) A		
(81-100) B		
(61-80) C		
(41-60) D		
(21-40) E		
(1-20) F		
Not energy efficient - higher running costs		
England & Wales		

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

