



1 Mitre Court, Worthing Road
Horsham, West Sussex RH12 1SW
Offers in the region of £350,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

1 Mitre Court, Worthing Road, Horsham RH12 1SW

Courtney Green are delighted to offer for sale this highly desirable luxury apartment situated within a secure gated development, built by Berkeley Homes in 2001, and situated in an exceptionally convenient location being a stones throw the town centre. Berkeley Homes are renowned for their high quality developments and Mitre Court certainly lives up to this reputation with its very high specification, including a modern fitted kitchen/breakfast room with integrated appliances, luxury Villeroy and Boch sanitary wear and other neat touches such as ash veneered internal doors with walnut inlays and contemporary chrome door furniture, as well as a pressurised hot water system, to name just a few. This property is situated on the ground floor with its **own private front door** and has two double bedrooms, the principal with en suite shower room, and a luxury main bathroom, and as previously mentioned kitchen and a comfortable sitting room. There is an allocated parking space. Viewings are essential to fully appreciate the property and can be arranged with the vendor’s sole agent Courtney Green.

The accommodation is as follows

Spacious Entrance Hall Radiator, smoke alarm, coved ceiling with spot lights, cupboard housing gas fired boiler system providing hot water and heating to radiators with shelf above , thermostat for heating control, useful store cupboard housing the electricity fuse box and main alarm panel. Attractive doors with veneered inlays to each room.

Sitting Room Front aspect double glazed windows to the front with double radiator under, tv / satellite / radio point, coved ceiling with dimmable spot lighting, 3 pin light sockets.

Kitchen/Breakfast Room With a side aspect frosted double glazed window, range of modern light grey eye and base level storage cupboards with matching drawers and integrated appliances including eye level Beko microwave with electric oven below, inset stainless steel gas hob with stainless steel filter/light above, integrated Beko dishwasher and Hotpoint washing machine, areas of work surface with inset one and a half bowl stainless steel sink with mixer tap, ceramic tiled splashbacks, space for table, radiator, tv/fm point , coved ceiling with spot lights, space for a large fridge/freezer.

Bedroom 1 Double glazed front aspect window with radiator below, built in double wardrobe with sliding mirror fronted doors with hanging rail and shelf, tv aerial point, telephone point, coved ceiling, door to

En suite Shower Room With Villeroy and Boch sanitaryware including close-coupled W.C., with concealed cistern, vanity style wash hand basin with mixer tap and cupboard beneath, walk in shower cubicle with quality glazed pivot door and Aqualisa thermostatic shower valve with adjustable shower rail, part wall tiling, radiator , shaver point, coved ceiling, spot lights and extractor fan.

Bedroom 2 Frosted double glazed side aspect window with radiator beneath, coved ceiling.

Bathroom A white suite with Villeroy and Boch W.C with concealed cistern, vanity style wash hand basin with mixer tap, cupboard beneath, enclosed bath with tiled panel and thermostatic mixer tap, an additional walk in shower cubicle with quality glazed pivot door and Aqualisa thermostatic shower valve with adjustable shower rail, fully tiled splashback, additional wall tiling, radiator, shaver point, coved ceiling, spot light and extractor fan, built in cupboard with shelves.

OUTSIDE

The secure gated development has pedestrian and vehicular gates leading to the front and there are small areas of communal garden. Communal enclosed and lockable storage space, bin storage area.

TENURE

Leasehold –999 years from 01.05.2000
Service Charge— 01/11/2025—30/04/2026 £1434.34
Ground Rent—£200 per annum

Council Tax Band— E

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: 25/ 5761/05/03 rev 01/10

