



61 College Road
Southwater, Horsham, West Sussex, RH13 9TH
Guide Price £235,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

61 College Road, Southwater, Horsham, West Sussex, RH13 9TH

Courtney Green are pleased to be offering for sale this spacious first and second floor purpose built maisonette, situated in the heart of the village of Southwater. The accommodation comprises two double bedrooms, a modern bathroom with a white suite, a spacious living room with a separate dining area and a fitted kitchen. The property has double glazed replacement windows and majority electric heating. Furthermore the property enjoys the benefit of a single garage which is situated in a nearby bloc opposite. The thriving village of Southwater offers an outstanding village center with numerous shops, stores and health centre situated within Lintot Square, and outstanding leisure and sporting facilities at Southwater Country Park. There are local highly regarded Junior schools with proven results and bus services to Horsham town centre and station which is just over 3 miles distant.

The accommodation comprises:

Front Door to
Entrance Hall
With staircase rising to the First Floor Level.

Door to
Living Room
Twin double glazed front aspect, electric convector heater, two storage cupboards (one with power and space for an appliance). Opening to

Kitchen
With wide opening to the Dining Area. Fitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, space and plumbing for washing machine, space for electric cooker and additional appliances, tiled splashback.

From the First Floor Landing a staircase rises to the **Second Floor**.

Bedroom 1
Double glazed front aspect, built in cupboard.

Bedroom 2
Double glazed front aspect, built in cupboards with louvre fronted doors, Creda electric storage heater.

Bathroom
Fitted with a white suite comprising a panel bath with Triton electric shower unit, wall bracket and hand shower, pedestal wash hand basin with chromium taps, low level WC, localised tiling, mirrored cabinet, pine wall unit. Airing cupboard with shelving, cold and hot water tanks.

OUTSIDE

To the front of the property there is a large communal quadrangle laid to lawn with built in BBQ. There is also a side garden which belongs to the flat.

Garage There is a single garage located in a bloc opposite, with metal up and over door.

TENURE

Leasehold - 99 years from 24/06/1974 (48 years remaining)
The sellers will provide an extended lease on completion.
Service Charge - £25 paid every 6 months
Ground Rent - £110 per annum

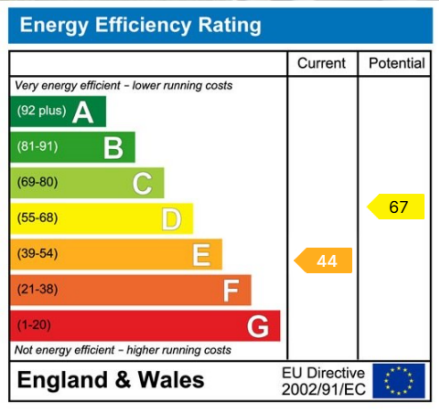
Managing Agents : J Nicholson and Sons, 25 Cranbrook Road, Ilford, Essex, IG1 4TH 02085546065

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.

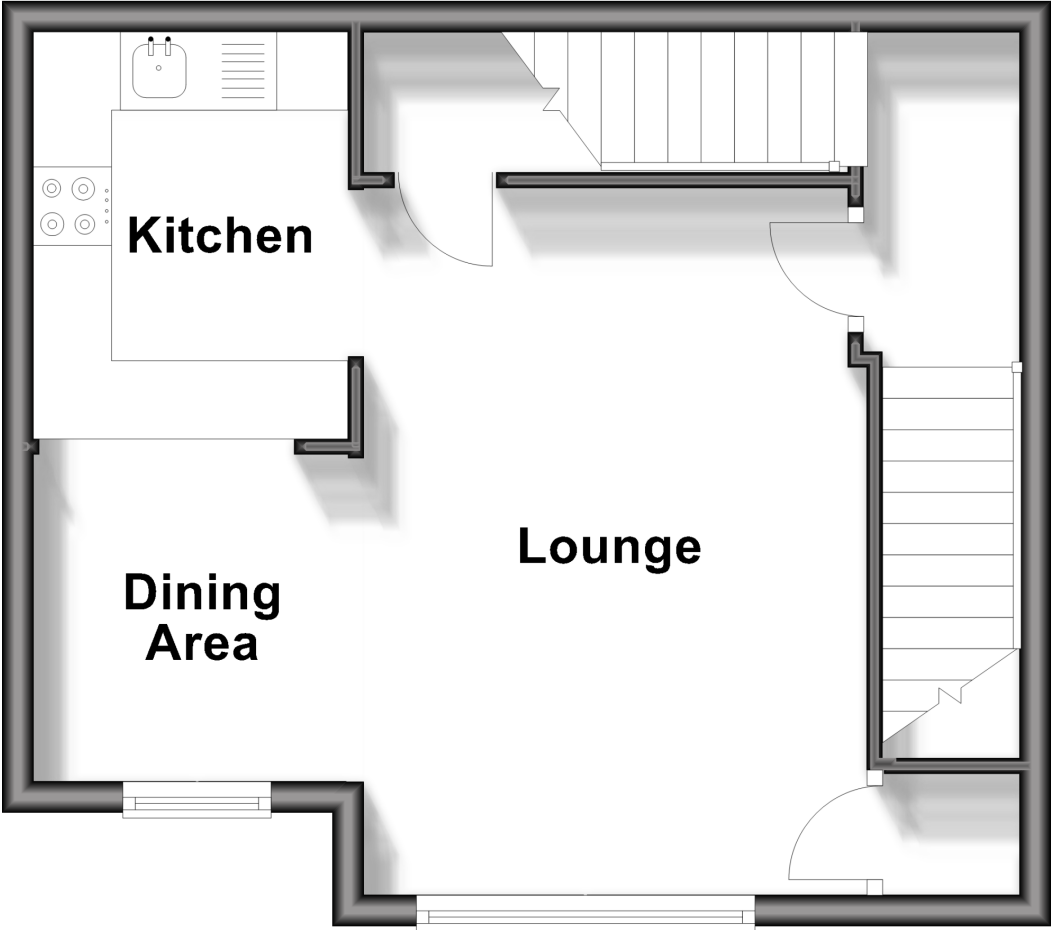
Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 24/5767/18/03



First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



Second Floor

Approx. 33.4 sq. metres (359.1 sq. feet)

