



Flat 4, Barrington Court
Chichester Terrace, Horsham, West Sussex, RH12 1DJ
Offers Over £250,000 Share of the Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

Flat 4 Barrington Court, Chichester Terrace, Horsham, West Sussex, RH121DJ

Courtney Green are pleased to offer for sale this wonderfully presented purpose built, ground floor apartment, situated in a most convenient location within a quarter of a mile of Horsham town centre. This delightful two bedroom apartment has modern features including double glazed windows and gas fired heating to radiators. The accommodation comprises a principal bedroom with ensuite shower room, a second bedroom, a recently modernised shower room, good sized living/dining room with door opening to a paved patio, and a kitchen with built-in appliances. Outside there are communal areas including an attractive communal rear garden, allocated parking, refuse store and large storage unit with ramped access. The property is available for immediate occupation and there will be no ongoing chain.

The accommodation comprises:

Communal Entrance Hall

With entry-phone security system, and internal door leading to individual front door.

Entrance Hall

A convenient entrance area with telephone entry system, high-level fuse board, radiator, storage cupboard, and doors to all rooms.

Sitting/Dining Room

With front aspect door opening to a communal patio area, sky satellite point, telephone point, radiator, and door to kitchen.

Kitchen

The kitchen comprises a range of eye and base level cabinets and drawers with complementing worktops over, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with integrated four burner induction hob and hidden extractor, freestanding washer/dryer, freestanding fridge freezer, wall mounted Worcester Bosch combination gas boiler with remainder of warranty, side aspect window, radiator, downlighting.

Principal Bedroom

A good sized double bedroom with fitted double wardrobe, radiator, side aspect window, and door to ensuite shower room.

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Ensuite Shower Room

A modern white shower suite comprising a corner shower cubicle with shower mixer and wall mounted shower attachment, low-level WC, pedestal wash hand basin with mixer tap, shaver point, heated towel radiator, downlighting, and extractor fan.

Bedroom 2

A large single bedroom with radiator, and side aspect window.

Shower Room

A recently fitted shower suite comprising an oversized walk-in shower with shower mixer, handheld shower attachment, heated towel radiator, low-level WC with dual flush, vanity wash handbasin with storage beneath and mixer tap over, shaver point, downlighting, and extractor fan.

OUTSIDE

To the rear of the property is an attractive, gated and fenced communal garden, for the exclusive use of Barrington Court residents. Parking is provided in the secure gated parking area where there is one space allocated to this apartment. Adjacent to the parking area is a secure refuse store and a lockable storage unit with ramped access.

TENURE

Leasehold - 125 years Lease from 2000 with a share of the Freehold.

Service Charge - £2235 per annum

Ground Rent - None payable.

Managing Agents: Courtney Green Residential Management, 25 Carfax, Horsham, West Sussex. RH12 1EE. Tel: 246170.

Council Tax Band - D

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.

