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Estate Agent • Letting Agent • Managing Agent

40 Greenacres, North Parade, Horsham RH12 2TA

Courtney Green are delighted to offer for sale this well presented two bedroom Bedroom 1 second floor flat, built by Croudace Homes in the early 1990's, and offered for sale with the benefit of no ongoing chain and an extended lease. These properties have always proved popular due to their convenient position being within a few minutes walk of the train station, Horsham Park and the town Bedroom 2 centre. The well presented accommodation briefly comprises a good sized entrance hall which is large enough to accommodate a desk for use as a study and being on the top floor, the flat also benefits from access to a loft space. There are two bedrooms, and a modern fitted bathroom with a separate shower Bath/Shower Room cubicle. The lounge / dining room has a light and airy double aspect and there is a modern fitted kitchen with built in appliances. Surrounding the property are well maintained communal gardens and there is an allocated parking space with visitors parking spaces nearby. Viewings are very strongly recommended with the vendors sole agent Courtney Green.

The accommodation comprises:

Communal Front Door with entry phone security system

Staircase rising to Second Floor level

Private **Front Door** to

Entrance Hall / Study Area

With laminate flooring, radiator, Open Reach master socket, loft hatch.

Inner Hall with airing cupboard housing hot water cylinder and shelving.

Lounge / Dining Room

Double glazed double aspect to the side and rear with box bay windows, two radiators, satellite/tv point. Door to:

Kitchen

Double glazed side aspect with box bay window. Fitted with a range of base and wall mounted cupboards and drawers in cream 'shaker style' and having complimenting work top surfaces incorporating a twin bowl stainless steel sink with chromium monobloc tap, Whirlpool touch control halogen hob with filter Ref: 25/5803/21/05 hood over and tiled splashback. Integrated fridge freezer, cupboard housing Valant gas fired boiler, space and plumbing for washing machine and slimline dishwasher, eye level Beko electric oven, pelmet lights, ceramic tiled flooring, kick board heater.

Double glazed rear aspect with box bay window, radiator.

Double glazed rear aspect with box bay window, radiator.

Fitted with a white suite comprising panelled bath with chromium mixer tap, pedestal wash hand basin with low level wc., oversized shower cubicle, wall mounted thermostatic shower control, wall bracket and hand shower, fully tiled walls with inset mirror. Ceramic tiled flooring, extractor fan, towel warmer.

OUTSIDE

Within the grounds are delightful well maintained communal gardens. To the front of the property there is the parking compound with an allocated parking space and a number of visitors parking spaces. Bin door to the side.

TENURE

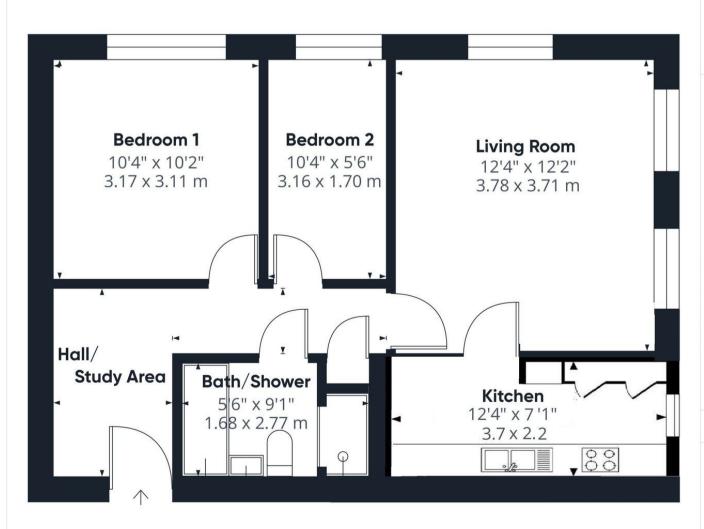
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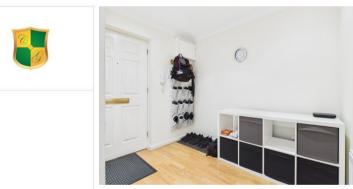
Lease - 154 years remaining Service charge - £1640 per annum. Ground Rent-£200 per annum.

Managing Agents - Courtney Green Block Management Department, 25 Carfax, Horsham, West Sussex. RH12 1EE. Tel: 01403 246170

Council Tax Band C

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.









(1) Excluding balconies and terraces 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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