



44 Leggyfield Court
Redford Avenue, Horsham, West Sussex, RH12 2FX
Guide Price £189,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

44 Leggyfield Court, Redford Avenue, Horsham, West Sussex, RH12 2FX

Courtney Green are delighted to be offering for sale this two double bedroom first floor "extra care" resale apartment on a 75% purchase share with Saxon Weald. The apartment comprises a light and airy principal bedroom with built-in wardrobes, a Jack & Jill style en-suite wet room, a second double bedroom, and a spacious lounge/dining room which is open to a modern fitted kitchen with numerous storage cupboards and built-in appliances. The property is double-glazed and benefits from underfloor electric heating. Leggyfield Court is managed by Saxon Weald and boasts several communal facilities including a Residents' lounge, a quiet room with a laptop facility, a hair salon and a restaurant. There is an onsite care company, Care Outlook, which provides a 24-hour care service. Outside, there are communal grounds and sitting areas, as well as ample non-allocated parking.

The accommodation with approximate room sizes comprises:

Communal Main Entrance with security entry phone system. Stairs and a lift provide access to the first floor.

The apartment has its own private **Front Door** opening to

Entrance Hall

With a linen cupboard and a cloaks cupboard.

Lounge/Dining Room

With double glazed front aspect with a Juliet balcony, FM/DAB/television/satellite/telephone panel. Opening to

Kitchen 12'7"

Fitted with a modern range of base and wall-mounted cupboards and drawers in cream Shaker style finish having complementing worktop surfaces with tiled splash backs, incorporating a single drainer stainless steel sink, electric hob, stainless steel filter, eye level electric oven, space for a fridge/freezer and space and plumbing for a washing machine, part tiled walls. Pelmet lighting and ceiling spotlights.

Bedroom 1

Double glazed double aspect to the front and side. TV point and phone socket. Door to

Jack & Jill Wet Room

Wall-mounted wash hand basin, back-to-the-wall w.c. having a chrome dual flush, walk-in shower area with chromium thermostatic shower control, wall bracket and a hand shower, curtain rail, part-tiled walls, extractor fan, Dimplex fan heater.

Bedroom 2

With a double-glazed front aspect. T.V point.

Leggyfield Court is managed by Saxon Weald and boasts several communal facilities including a **Residents' lounge**, a quiet room with a laptop facility, a hair salon and a **restaurant**.

OUTSIDE

Surrounding the property are communal grounds including parking areas and a well-kept Residents' seating area.

TENURE

Leasehold - 125 years from 1 March 2012.
Service Charge - There is a monthly charge of £594.56 (subject to final confirmation) which includes the buildings insurance, hot water and heating costs for the year 1 April 2025 to 31 March 2026.
Managing Agents: - Saxon Weald. Tel: 01403 226196

Eligibility Interested buyers will be required to have an assessment with the Scheme Manager to ensure they are suitable for Extra Care and that their needs can be met by the scheme. To use the on-site care team, residents are required to have their needs assessed by the local council. This will determine how much care the resident needs and what they will need to pay. The care team are on site 24 hours a day to administer commissioned care, but will also respond to emergency calls.

To be eligible for Extra Care Shared Equity you must meet the relevant age criteria for the scheme, this will either be over 55 or over 60. Please note the minimum share available is always 75% and rent is not payable on the unowned share.

Applicants must complete an Expression of Interest form and arrange to view the property. This can be obtained from Courtney Green. Upon request, applicants must provide supporting documentation noted on the Expression of Interest form so a thorough affordability assessment can be carried out. It is a Saxon Weald requirement that applicants have a maximum of £500,000 available to them in savings, assets and sale proceeds at the time of applying. Applicants who exceed this amount will be automatically declined unless there are exceptional circumstances. Please ask for further details. If the affordability assessment is successful, a Scheme and Care Manager assessment is to be carried out

On successful completion of both assessments above, applicants will be issued with a formal offer to purchase which will need to be accepted alongside a reservation fee of £500.

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: 25/5825/26/06

