



Flat 2 Lane House
Station Road, Horsham, West Sussex, RH13 5RB
£230,000 Share of the Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

Flat 2 Lane House, Station Road, Horsham, West Sussex, RH13 5RB

Presented to the market in very good decorative order is this refurbished ground floor flat, situated in a most convenient position within walking distance of Horsham station, Horsham Park and the town centre. Equipped with a digital entry phone security system, the property comprises an entrance hall off which is a double aspect living room with a fitted pull down cantilever 'study bed', a modern refitted kitchen with built-in appliances, a double bedroom and a modern fitted bathroom. The flat benefits from having a gas fired heating system to radiators and double glazed replacement windows. Outside, there are enclosed communal gardens with a gated drying area and seating area with a pergola, and adjacent to the property is an allocated parking space. The vendor’s sole agent Courtney Green strongly recommends an internal inspection of this delightful flat to appreciate its finer features.

The accommodation comprises:

Communal Front Door

With digital entry phone,

Private Front Door to

Entrance Hall

Radiator, deep storage cupboard.

Living Room

Double glazed, double aspect to the side and rear, two radiators, wall mounted overhead storage units, pull down cantilever style study bed with fitted desk and bed, tv point, digital entry phone panel.

Kitchen

Double glazed side aspect. Fitted with a modern range of base and wall mounted cupboards and drawers in grey high gloss finish having complementing worktop surfaces with a single drainer stainless steel sink with chromium monobloc tap, stainless steel gas hob with filter hood over, eye level stainless steel electric oven and microwave, integrated fridge/freezer, matching breakfast bar, metro style tiled splashback, ceramic tiled flooring, downlighting and pelmet lights, radiator, overhead storage unit.

Bedroom

Double glazed rear aspect, radiator, two wall mounted storage units.

Bathroom

Fitted with a modern white suite comprising a Phoenix whirlpool bath with chromium mixer tap, chromium thermostatic shower control with wall bracket, hand shower and overhead drencher unit, vanity wash hand basin with chromium mixer tap and cupboard under, back to wall WC to the side, wall cabinet, chromium towel warmer, porcelain tiled walls and ceramic tiled flooring, extractor fan, downlighting.

OUTSIDE

There are enclosed communal gardens with areas of lawn, seating area with pergola, gated drying area with rotary lines.

Parking

Adjacent to the property is a car park with an allocated parking space.

TENURE

Leasehold - 999 years from 1980 (with a share of the Freehold)

Service charge - £1267.30 per annum

No ground rent payable

Council Tax Band - B

Agent's Notes: 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 in good faith, but we have not 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.

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