



6 Greenacres
North Parade, Horsham, West Sussex, RH12 2TA
Guide Price £235,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to offer for sale this nicely situated and well presented two bedroomed first floor flat, built by Croudace homes in the early 1990's and offered for sale with the benefit of no ongoing chain. A key feature of the property is that the lease has been extended and expires in May 2179. The accommodation briefly comprises a good size entrance hall with fitted mirrored cupboard with room for a desk, two bedrooms, a modern fitted bathroom and a spacious living/dining room and fitted kitchen. Surrounding the property are well maintained communal gardens and there is an allocated parking space and visitors parking spaces nearby. These properties have always proved popular and viewings are very strongly recommended with the vendors sole agents Courtney Green.

The accommodation comprises:

Communal Door with security entry phone system opening to

Communal Entrance Hall with staircase to first floor level

Private Front Door to

Entrance Hall

Built in cupboard with hanging rail and shelf and having mirror fronted sliding doors. Space for a desk to the side, radiator, coved and textured ceiling, deep cupboard with shelves.

Living/Dining Room

Double glazed rear aspect, radiator, coved and textured ceiling, TV/satellite point.

Kitchen

Double glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers in light wood effect finish and having complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium tap, four ring gas hob with a filter hood over, electric oven, space and plumbing for washing machine and space for a fridge freezer, breakfast bar, wall mounted Worcester gas fired boiler, coved and textured ceiling, vinyl flooring.

Bedroom 1

Double glazed rear aspect. Radiator, built in double width wardrobe cupboards, coved and textured ceiling.

Bedroom 2

Double glazed rear aspect. Radiator, coved and textured ceiling.

Bathroom

Fitted with a white suite comprising panel bath with chromium mixer tap and shower attachment, pedestal wash hand basin with a chromium mixer tap, low level WC, vanity shelf, shaver point, extractor fan, tiled walls, radiator.

OUTSIDE

To the rear of the property there is a parking compound with allocated and visitors parking. Bin store to the side.

TENURE

Leasehold - with an extended lease expiring on 31/05/2179.

Managing Agents - Courtney Green

Service Charge £2076 per annum,

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: 25/5766/14/.03

