



Flat 9 Dulcima House
16 Carfax, Horsham, West Sussex, RH12 1EZ
Guide Price £230,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

Flat 9 Dulcima House, 16 Carfax, Horsham, West Sussex, RH12 1EZ

Situated in the centre of Horsham town overlooking the Carfax, is this spacious and well presented two bedroom first floor apartment. The property is in a fantastic position and with two Juliet balconies enjoying a Southerly aspect overlooking the town. A lift provides access to the first floor where the property is situated and the accommodation comprises an entrance hall, a spacious kitchen/living room with a comprehensive range of kitchen units, principal bedroom with built in cupboards, a second bedroom and a luxury modern bathroom. The property features attractive Oak doors and there is electric heating and double glazed fitments. The vendor's sole agent Courtney Green strongly recommends an internal inspection of this delightful apartment to appreciate it's size and features.

The accommodation comprises:

Communal Front Door
With video entry phone security system. Stairs and lift to

First Floor Level

Private Front Door to

Entrance Hall
Cloaks cupboard.

Kitchen/Living Room

Kitchen Area with a range of base and wall mounted cupboards and drawers in light Oak effect having twin opaque glazed display cabinets, complementing work surfaces and matching upstands, inset 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, Neff electric hob, stainless steel splashback, Neff filter over, Neff electric oven and integrated slimline dishwasher and fridge/freezer, breakfast bar, wood effect vinyl flooring, pelmet light, step to

Living Room Area Double glazed front door and Juliet balcony overlooking Carfax, Dimplex electric convector heater, TV/Satellite points, telephone point, video entry phone consul.

Bedroom 1
Double glazed rear aspect with French doors and Juliet balcony overlooking Carfax, double width wardrobe cupboard and overhead cupboard, built in closet, Dimplex electric heater, telephone point.

Bedroom 2
Dimplex electric heater, high level window.

Luxury Bathroom
Fitted with a modern suite in white and grey finish comprising panel bath with chromium taps, wall mounted Triton T80 electric shower unit with wall bracket and hand shower, glass shower screen, back to wall low level WC with vanity shelf, electric chromium towel warmer, vanity shelf with oval wash hand basin, chromium mixer tap, cupboard under, wall mirror and light, wall cabinet, grey and beige tiled walls with chromium trim, track spotlighting, wood effect vinyl flooring, airing cupboard housing MegaFlow hot water cylinder, space and plumbing for washing machine.

Parking
Limited parking spaces may be available and enquires should be made to the Managing Agents.

TENURE

Leasehold - 125 years from 2005
Service Charge - £1900 per annum
Ground Rent - £200 per annum
Managing Agents - Lambert Smith Hampton

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.

Ref: 25/5883/01/10

