



Flat 3 Delancey Court
Wimblehurst Road, Horsham, West Sussex, RH12 2DU
Guide Price £365,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

(01403) 252222 option 1 sales@courtneygreen.co.uk

Flat 3 Delancey Court, Wimblehurst Road, Horsham, West Sussex, RH12 2DU

Courtney Green are delighted to offer for sale this spacious ground floor flat situated in this well-regarded development built by Swann Hill Homes in the late 1990’s. The flat has recently undergone redecoration and has new fitted carpets, and is offered for sale with no ongoing chain. The accommodation is spacious and well planned and is centred around an entrance hall and comprises a light and airy double aspect living room, a well fitted kitchen with quality integrated appliances. There is a principal bedroom with a ensuite shower room, two further bedrooms and a further bathroom. The accommodation is quite flexible as the second bedroom could be used as a separate dining room from the living room. The property benefits from having sealed double glazed windows and gas fired heating to radiators, as well as an entry phone security system. Outside, and surrounding the property are delightful communal grounds together with allocated parking and ample visitor parking spaces.

Delancey Court is situated along Wimblehurst Road, which is one of the most sought after areas of Horsham, and is close to Horsham Park, the town centre and railway station. Horsham offers an excellent variety of shops, restaurants and other leisure facilities. The vendor’s sole agent, Courtney Green, recommends an internal inspection of this delightful residence in order to appreciate its size and finer features.

The accommodation with approximate room sizes comprises:

Communal Front Door with entry phone security system.

Hallway leading to private front door to No. 3.

Entrance Hall

With coved ceiling, down lighting, two radiators (one with a lattice fronted cover), entry phone, airing cupboard with electric bar heater and shelving, double width hanging coats cupboard.

Living Room

With double glazed, double aspect to the front and side, two radiators, t.v. point, telephone point, low-wattage light sockets.

Kitchen

Double glazed side aspect. Fitted with a quality range of base and wall mounted cupboards and drawers in a beech finish with complementing work top surfaces incorporating a one and a half bowl single drainer stainless steel sink with chrome monobloc tap, Zanussi ceramic hob, stainless steel filter hood over, integrated Beko dishwasher and Blomberg washing machine, Beko eye level oven and Beson microwave, integrated Zanussi fridge/freezer, ceramic tiled flooring, pelmet lighting, coloured tiled splash backs, concealed Worcester wall mounted gas fired combination boiler.

Principal Bedroom

Double glazed front aspect, two radiators, t.v. point, double width wardrobe cupboard.

Ensuite Shower Room

Oversized shower cubical with chromium thermostatic shower control, wall bracket and hand shower, tiled walls, vanity unit with inset wash hand basin with chromium mixer tap, back to wall w.c., shelved top, shaver point, extractor fan, radiator, down lighting, ceramic tiled flooring.

Bedroom 2 / Dining Room

Double glazed side aspect, radiator, coved ceiling

Bedroom 3

Double glazed side aspect, built-in cupboards with hanging rails, shelves and drawers, radiator, coved ceiling

Bathroom

Fitted white suite comprising panelled bath with mixer tap and shower attachment, glass shower screen, vanity unit with inset wash hand basin, back to wall w.c., shaver point, extractor fan, half tiled walls, radiator, ceramic tiled flooring.

OUTSIDE

Delancey Court is approached off Wimblehurst Road, accessed along a block paved driveway which leads to allocated parking and visitors parking spaces. The property enjoys well maintained communal grounds which surround the property.

TENURE

Leasehold - 125 years Lease from 1998 (97 years remaining)
Service Charge - £TBC per annum.
Ground Rent - £TBC per annum.
Managing Agents: Solitaire (OM Property Management) Tel: 08453 370 373.

Council Tax Band - F

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 in good faith, but we have not had any 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: 25/5907/13/11

