



14 Mulberry Close

Horsham, West Sussex, RH12 2NH

Guide Price £289,950 Leasehold with a Share of the Freehold



COURTNEY
GREEN

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Courtney Green is pleased to offer for sale this delightful purpose built ground floor maisonette situated in a most desirable private close on the West side of Horsham. The spacious two double bedroom property benefits from its very own private front door with covered porch area, its own private terrace and a garage. The well presented accommodation comprises of a welcoming entrance hall with plenty of storage space, a large living/dining room with a door giving access to the private patio overlooking the delightful communal gardens, and a fitted kitchen. There are two double bedrooms and a modern luxury bathroom with a separate WC. The property has a gas radiator heating system that can be controlled through internet if desired and double glazed sealed units. Outside there is a single garage in a very nearby block and parking space. Well kept communal gardens surround the property at the front and rear, with areas of lawn, flower and shrub beds and borders. Situated close by is a Co-Op convenience store and the Dog and Bacon public house. The property is just a 15-20 min walk from the centre of town and Horsham Station and only a 10 min walk to Horsham Park and Warnham Nature Reserve. Viewings are highly recommended.

Horsham is a historic market town set in outstanding parkland and countryside, with an extensive range of shopping, sporting and leisure facilities. With landscaped piazzas, specialist shops and over 90 bars, pubs and restaurants, cafes and coffee shops, you will be spoilt for choice. London is reached in 50 mins on a direct train line.

The accommodation comprises:

Covered Porch
With ceramic tiled flooring and light.

Opaque double glazed **Front Door** to

Entrance Hall
Radiator, Oak flooring, cloaks hanging rail, electric meters cupboard, further storage cupboard, telephone point.

Lounge/Dining Room 17'6" x 12'4" (5.36m x 3.79m)
Full width double glazed rear aspect overlooking communal grounds, door to private patio. Oak flooring, two radiators, telephone point, tv aerial lead.

Kitchen 12'1" x 8' 0" (3.70m x 2.44m)
Double glazed front aspect, fitted with a range of base and wall mounted cupboards and drawers having complementing worktop surfaces incorporating a 1 1/2 bowl sink unit with chromium monobloc tap, Whirlpool electric ceramic hob, space and plumbing for washing machine, Hotpoint eye level double oven, space for a fridge freezer, wall mounted Vailant combination gas fired boiler, radiator, ceramic tiled walls, serving hatch.

Bedroom 1 14'7" x 12'3" (4.51max x 3.73m)
Double glazed rear aspect, radiator, telephone point, wardrobe cupboard with hanging rail and shelf.

Bedroom 2 12'3" x 11max (3.74 m x 3.34max)
Double glazed front aspect, radiator.

Bathroom
Frosted double glazed side aspect. Fitted with a modern white suite comprising panel bath with chromium mixer tap, black metal thermostatic shower control with wall bracket and hand shower and overhead drencher unit, vanity wash hand basin with cupboard and drawers under, chromium mixer tap, glass mosaic tiled splashback, wall mounted chromium towel warmer, tiled walls, wall mirror and light, porcelain tiled flooring.

Separate WC
Frosted double glazed side aspect. Low level WC, chromium towel warmer, tiled walls and flooring.

OUTSIDE

There are beautiful well maintained grounds with large specimen trees and excess to the parking and garaging areas.

Single Garage
Situated on the far right hand side of the development.

TENURE

Leasehold (With a Share of The Freehold) Approximately 974 years remaining
Service Charge £2172 30/09/2024—29/09/2025
Ground Rent - £20 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: 25/5908/20/11

