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28 Greenacres, North Parade, Horsham, West Sussex, RH12 2TA

A modernised, and beautifully presented top floor one bedroom apartment on Living Room space, deep windowsills, and pleasant views of the surrounding well kept to gardens. This particular flat also has a much larger sitting room and kitchen than is typical, with ample lounge space, as well as room for a large dining table/work from home area. The large double bedroom has fitted wardrobes and the wonderfully specified luxury bathroom suite has an oversized walk in shower, and separate bath, both with digital controls. The properties themselves are conveniently situated being within a short walk of a local shop and convenient for the town centre, park and Horsham's main line railway station. There are well tended communal gardens, allocated parking and visitor parking. No onward chain.

The accommodation with approximate room sizes is as follows:

Communal Front Door

With entry phone security system to

Entrance Foyer With stairs to

Second Floor Level

Private Front Door to no.28

Entrance Hall

With mirrored sliding doors to a double wardrobe providing shelving and hanging space, telephone entry system, double glazed UPVC window to side aspect, wall mounted radiator, telephone point, door leading to

Bedroom

With UPVC double glazed recessed window to side aspect creating large feature windowsill, wall mounted radiator, double wardrobes providing shelving and hanging space.

Bathroom

A luxury bathroom suite comprising a Mira bath and shower with floor to ceiling stone effect tiles, walk in shower with frameless glass screen, digitally controlled thermostatic shower with wall mounted shower attachment and rainfall shower head, recessed tiled niche, low-level WC with concealed dual flush, round countertop wash hand basin with chrome mixer tap and storage below, mirrored vanity unit with shaver point, deep enclosed panel bath with digital thermostatic mixer control, extractor fan, Karndean flooring and chrome heated towel rail.

the prestigious Greenacres development, with this example being built to the Double aspect to the front and side with large recessed window creating feature larger "Lime" design. Being on the top floor, the property has the benefit of a loft windowsill, wall mounted radiators, telephone point and satellite point, opening

Kitchen

Beautifully appointed Howdens kitchen with a range of eye and base level units, complementing worktops and up stands, integrated fridge/freezer, integrated washing machine, integrated electric fan oven, induction four burner hob with extractor hood above, integrated Bosch dishwasher, additional area of worktop providing breakfast bar, power points with usb charging facility, wine rack, drawers and cupboard above housing updated Worcester Bosch combination boiler, recessed window to front aspect providing large feature window sill.

There is one allocated parking space and visitors parking.

Additional Information

Leasehold

- 154 years remaining

Service Charge

-£1625.22 per annum 01/10/2025—30/09/2026

Ground Rent

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.

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