



27 Greenacres
North Parade, Horsham, West Sussex, RH12 2TA
Guide Price £230,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Situated on this prestigious and most sought after development, located within half a mile distance of the town is this top floor two bedroom apartment built by Croudace Homes in the mid 1980's. Offered for sale with the benefit of no forward chain, the good sized accommodation comprises an entrance hall, a light and airy living room, kitchen, bathroom with window, a double and a single bedroom. The property has double glazed replacement windows and a gas fired heating system to radiators. Surrounding the property are well tended communal gardens and within the grounds is an allocated parking space and visitors parking.

The accommodation comprises:

Communal Front Door with entry phone security system, opening to

Communal Hall with staircase rising to the 2nd floor

Private Front Door to

Entrance Hall

With double width mirror fronted cloaks cupboard, radiator, loft hatch, airing cupboard with hot water cylinder and shelves.

Living Room

Box bay double glazed rear aspect, laminate wood flooring, TV point and telephone point, dado rail.

Kitchen

Double glazed box bay front aspect, worktop surface incorporating an inset single drainer stainless steel sink with brushed metal monobloc tap, cupboard and drawers under, space and plumbing for washing machine, further worktop surfaces incorporating a four ring gas hob with filter hood over and electric oven under, space for a fridge/freezer, concealed wall mounted gas fired boiler for domestic hot water and central heating, tiled splashback, vinyl flooring.

Bedroom 1

Box bay double glazed rear aspect, radiator, two double width wardrobe cupboards.

Bedroom 2

Box bay double glazed rear aspect, radiator.

Bathroom

With box bay frosted double glazed front aspect, back to wall WC, pedestal wash hand basin with chromium mixer tap, panel enclosed bath with chromium mixer tap and shower attachment, wall bracket and hand shower, shower curtain rail, radiator, half tiled walls, shaver point and mirror.

OUTSIDE

Communal grounds surrounding the various Greenacres blocks are well tended and established communal gardens, bin stores etc.

Parking

We understand there is a numbered allocated parking space along with visitor parking bays within the grounds.

TENURE

Leasehold - We understand the lease has previously been extended and has 150 years remaining.
Ground Rent - £312.93
Service Charge - £1625.22 from 1st October 2025 - 30th September 2026.

Manging Agents - Courtney Green

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.

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