



Flat 1 Cherry Court
29 Brighton Road, Horsham, West Sussex, RH13 5DH
Guide Price £200,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

Flat 1 Cherry Court, 29 Brighton Road, Horsham, West Sussex, RH13 5DH

Courtney Green are pleased to offer for sale this ground floor two double bedroom flat situated in a most desirable block just a short walk from Horsham town centre and the station. The property is presented to the market with the benefit of no ongoing chain and offers scope for modernisation and improvement. The property features a gas central heating system to radiators and has double glazed fitments. Outside there are generous communal gardens and an allocated parking space.

The accommodation comprises:

Private **Front Door** to

Entrance Hall

Radiator, deep cupboard housing wall mounted gas fired boiler for domestic hot water and central heating, shelving.

Lounge/Dining Room

Double glazed front aspect, two radiators, TV point.

Kitchen

Double glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers having complementing worktop surfaces incorporating a 1 1/2 bowl white sink with chromium monobloc tap, four ring gas hob with filter hood over and electric oven under, space and plumbing for washing machine, space for a fridge, tiled splashbacks.

Bedroom 1

Double glazed rear aspect, radiator.

Bedroom 2

Double glazed front aspect, radiator, BT master sockets.

Bathroom

Frosted double glazed rear aspect. Fitted with a white suite comprising low level WC, pedestal wash hand basin, panel bath with chromium mixer tap and shower attachment, wall mounted Triton Opal electric shower unit with wall bracket and hand shower, localised tiling, extractor fan, radiator.

OUTSIDE

The property is approached off Brighton Road and leads to a long forecourt where there is one allocated parking space.

To the rear of the property there are generous communal grounds comprising an area of lawn with trees and shrubs.

TENURE

Leasehold - a new 990 year lease is currently being processed by the existing owners.

Service Charge - £1680 per annum

Ground Rent - Peppercorn

Managing Agents - Whitford Estates 01903 812816

Freeholders - Michael Everett and Co.

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: 25/5790/24/04

