



20 Primrose Court | Goring Road | Steyning | West Sussex | BN44 3FY

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £95,000 | Leasehold



- 1 bed retirement apartment.
- Newly extended lease
- First floor
- Modern shower room
- Communal lounge with kitchen, garden and laundry room
- Communal parking
- Convenient access to bus service
- Vacant with no forward chain

Description

A newly decorated one bedroom apartment for the over 60s, located on the first floor of a modern block with live in manager.

This vacant flat has a good size living room with electric storage heater an opening to a kitchen with a good range of units. The double bedroom has built in wardrobes and the modern shower room has a large walk in shower, vanity unit and a toilet. There is a large cupboard in the hallway.

The block has a live in house manager, communal laundry, large lounge with kitchen and beautifully tended gardens with patio area and large lawn, care link alarm, lift to all floors and entry phone.

Offered with a newly extended long lease and no forward chain.

Location

Primrose Court is situated at the Southern end of Goring Road and close to the main bus route and with convenient distance of the High Street. The property is close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea. The old market town has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities including a library. Shoreham-by-Sea, approx. 5.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

Property Reference: HJB02927

Photos & particulars prepared: August 2024 (JW ANAEA MARLA)

Local Authority: Horsham District Council

Council Tax Band: 'B'

Services: Mains services of electricity, water and drainage.

Maintenance Charge - £339.32 per month

Ground Rent - £150 per annum

Lease - Currently 62 years but being extended to 152 years as part of the sale.

It is a condition of purchase that residents be over the age of 60 years.

Directions

What 3 words: ///briefer.struts.erupt

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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Floor Plan

Total approx floor area: 466.5 ft² (43.3 m²)
 Floor Plan: 466.5 ft² (43.3 m²)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		