

FOR SALE



Cowfold , Sussex
Asking Price Of £95,000

MARTIN&CO

Cowfold , Sussex

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- Age Restricted
- Ground Floor
- One Double Bedroom
- Electric Heating
- Electric Shower Over Bath

**A ONE BEDROOM GROUND FLOOR
AGE RESTRICTED APARTMENT**
Situating in the Heart of COWFOLD
VILLAGE Close to Local Amenities
and Country Walks.

FULL DESCRIPTION Martin & Co are pleased to bring to the market this one bedroom ground floor apartment, located in the village of Cowfold. Godmans Court is an age restricted, purpose built development which is conveniently located between the two major towns of Horsham and Haywards Heath, and benefits from regular and reliable bus routes to Horsham and Brighton. The accommodation comprises in brief, an entrance hall with a storage cupboard, a sitting/dining room with patio doors opening to the communal garden, a fitted kitchen and a large double bedroom. Communal facilities include a wonderfully spacious lounge, a kitchen, a laundry room and wonderfully kept communal gardens. Parking is in the private car park to the rear.



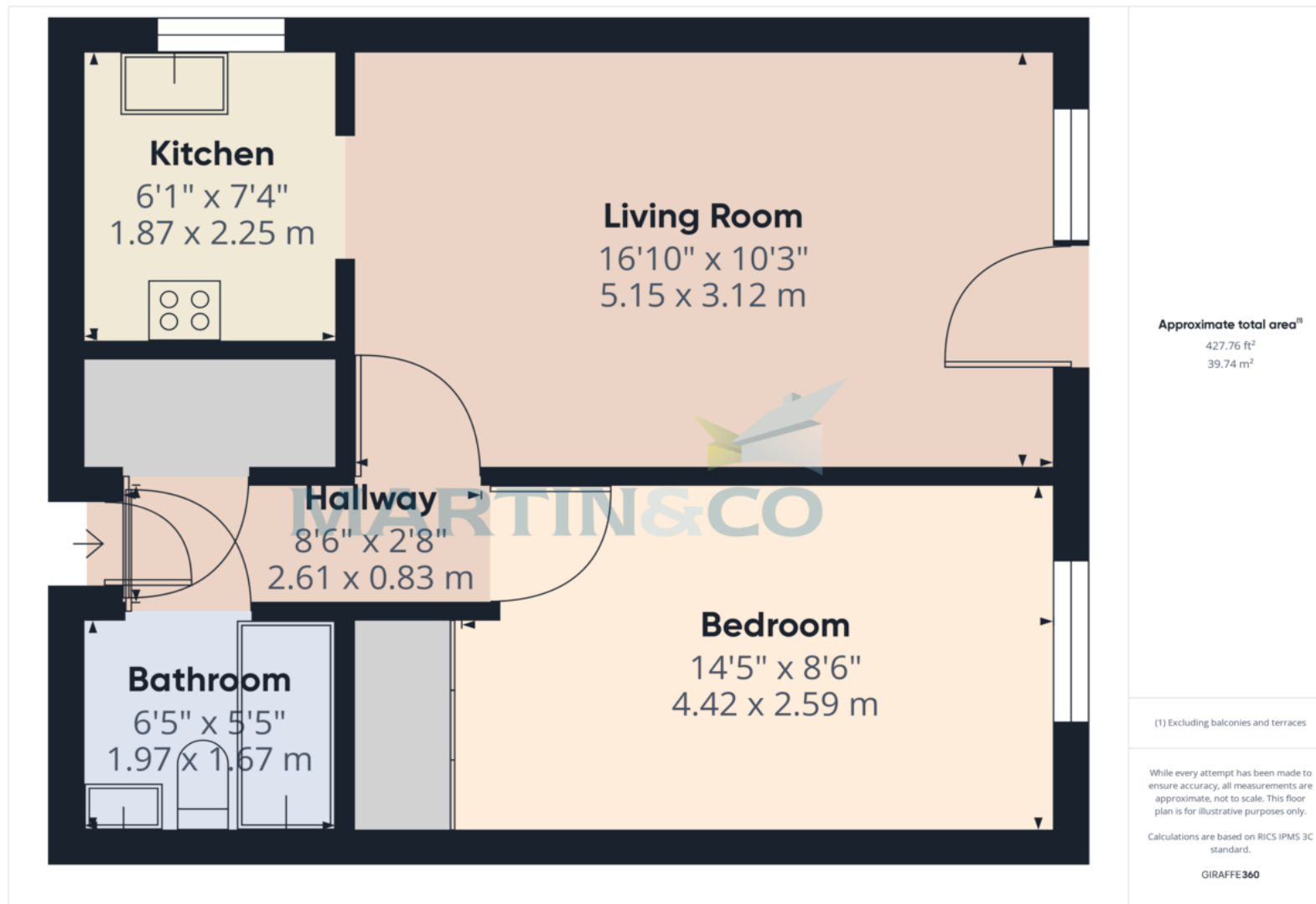
Owners must be 55 years old or more. Lease is 99 years from 1 January 1988, 63 years remaining. Monthly service charge of £236.53 service charges inclusive of water and buildings insurance.

LOCATION The village of Cowfold lies approximately seven miles to the south-east of Horsham and has a surprising array of amenities including a Co-op convenience store with post office, doctors' surgery, pub, hairdressers and regular bus services to Horsham and Brighton. The location has proved popular over the years because of its excellent road links to Gatwick/London via the A272 and on to the A23/M23. The village appeals to a wide demographic with young families to retirees, who organise regular events and activities that are well attended and add to the very friendly community atmosphere.

COMMUNAL FACILITIES There is a bright and spacious communal lounge overlooking the garden, a well equipped kitchen, a laundry room with washing machines and tumble dryers available at no extra charge, a luggage storeroom, and the managers office. The on-site manager is available for day to day enquiries and there is an emergency call system to each flat.

OUTSIDE There are beautifully kept communal gardens which are tended by both residents and the site gardener.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.