



Clarence Court, Brighton Road, Horsham, West Sussex, RH13 5TS



woodlands



A beautifully-presented and particularly spacious two double bedroom 2nd floor retirement apartment, available for buyer's aged 60 and over. Having recently had new carpets installed, this luxury property was built to an exacting standard by McCarthy & Stone and situated in one of Horsham's most sought-after retirement developments. The convenient location is within walking distance of the town centre and Horsham train station beyond. With bus stops in very close proximity providing local services and to Brighton.

Brought to the market with no onward chain, the new owners will benefit from quality and consideration to detail that is expected with these exclusive properties. Some of the highlights include underfloor heating, fitted blinds to the bedrooms and living room, and beautiful glass panelled doors to the living room and kitchen.

The internal accommodation comprises a spacious entrance hall with large storage cupboard housing the hot water system, a generous living/dining room that is decorated in bright neutral tones, with telephone and tv points, leading to a well-equipped kitchen with a range of fitted base and wall units, fitted oven and halogen hob, slimline dishwasher and fridge-freezer.

The property boasts two spacious double bedrooms. The principal bedroom featuring a large walk-in dresser with fully fitted shelving and hanging rail space, and an en-suite bathroom with a shower over the bath and a heated towel rail. The second bedroom also features a large cupboard that is put to good use with a small utility area with combined washing machine/tumble drier. A well-appointed tiled walk-in shower room with vanity sink unit and heated towel rail completes this internal accommodation.

Outside, there are attractive communal grounds for residents to enjoy and on the ground floor is a popular communal area that allows residents to socialise outside of their individual apartments if they wish to be part of the community.

Other benefits of this property include double glazing, emergency pull cords with a 24 hour monitoring system, lift access and security entry phone system and fob controlled main entrance.

The development is very well managed and maintained, and owners have the use of laundry facilities as well as a guest accommodation suite, mobility scooter store with charging points and there is a house manager on duty in working hours.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

SECOND FLOOR

FRONT DOOR TO:

ENTRANCE HALL 15'02" x 13'03" (4.62m x 4.04m)

LARGE STORE/CUPBOARD 3'08" x 7'05" (1.12m x 2.26m)

LIVING/DINING ROOM 10'10" x 21'08" (3.30m x 6.60m)

KITCHEN 7'05" x 10'02" (2.26m x 3.10m)

BEDROOM ONE 9'10" min x 17'08" (3.00m min x 5.38m)

EN-SUITE BATHROOM 5'07" x 9'04" (1.70m x 2.84m)

WALK-IN WARDROBE 4'08" x 5'10" (1.42m x 1.78m)

BEDROOM TWO 9'09" x 20'02" (2.97m x 6.15m)

UTILITY CUPBOARD 9'02" x 4'01" (2.79m x 1.24m)

SHOWER ROOM 5'02" x 7'04" (1.57m x 2.24m)

OUTSIDE

COMMUNAL GROUNDS

COMMUNAL PARKING

OUTGOINGS

LEASE TERM: 125 YEARS FROM 01.01.2014

LEASE LENGTH: 115 YEARS REMAINING

SERVICE CHARGE: £333.83 PER MONTH

SERVICE CHARGE REVIEWED ANNUALLY ON 1ST OCTOBER

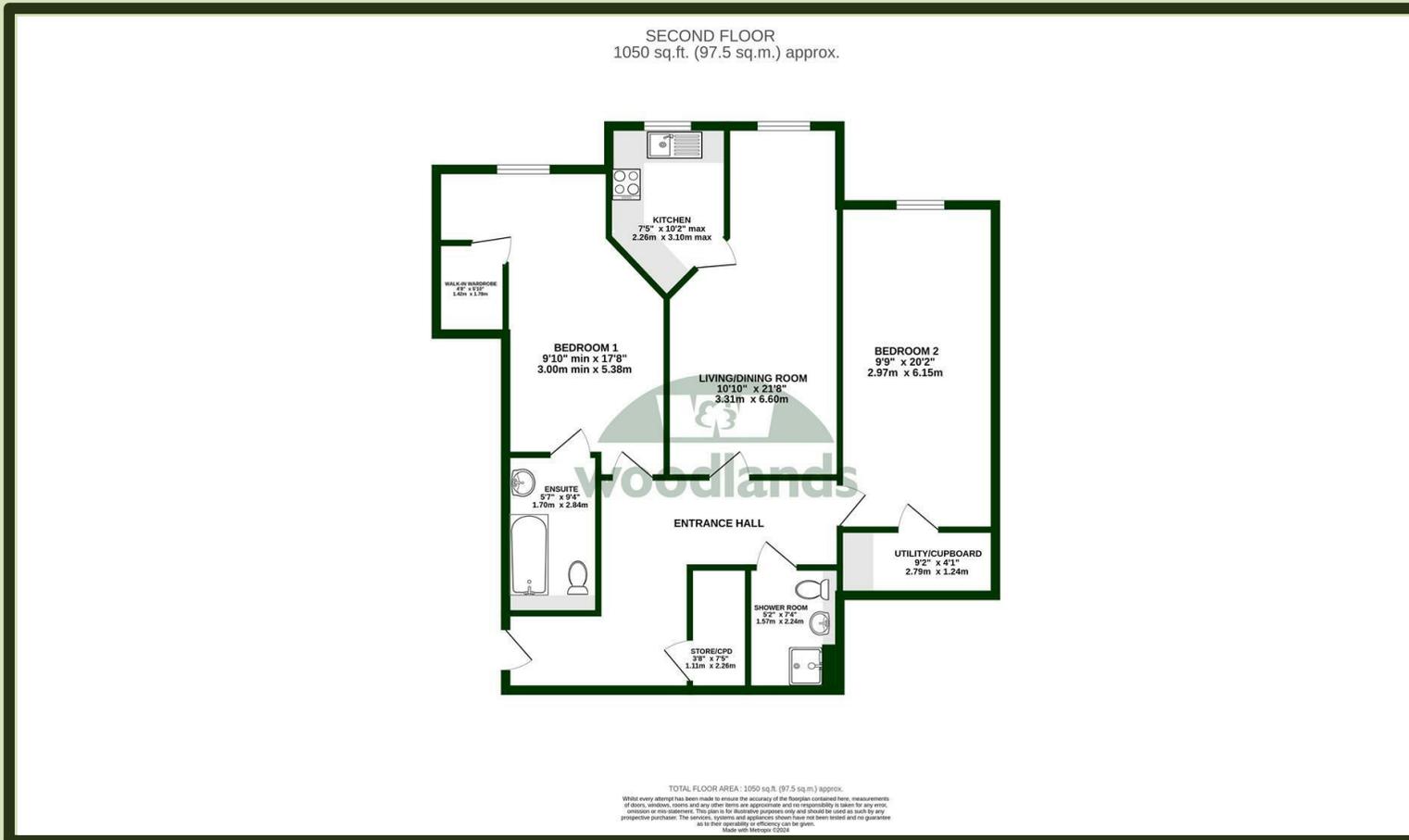
GROUND RENT: £495.00 PER ANNUM

GROUND RENT REVIEWED ANNUALLY ON 1ST OCTOBER

NO ONWARD CHAIN



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LOCATION: Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There is also Piries Place which has an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham town centre turn right at the traffic lights into Park Way and at the next set turn left into East Street. Proceed under the railway bridge where Clarence Road is the fifth turning on the left.

COUNCIL TAX: Band D.

EPC Rating: C.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.