



11a Coltsfoot Drive
Horsham, West Sussex, RH12 5FN
Guide Price £240,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

11a Coltsfoot Drive, Horsham, West Sussex, RH12 5FN

A spacious purpose built first floor maisonette, situated above a row of shops, conveniently located within a miles walking distance of Littlehaven station. Benefitting from an extended lease and offered for sale with no ongoing chain, the accommodation comprises a good size living room, two double bedrooms, a modern fitted bathroom and a kitchen with built in appliances. There is allocated parking situated behind the parade of shops which conveniently comprise a Budgens store with sub Post Office, chemist, café, hairdressers etc. The vendors sole agent Courtney Green strongly recommends an internal inspection to appreciate the size of this delightful maisonette.

Access to the maisonette is afforded via steps to the rear;

Private UPVC frosted double glazed Front Door to

Entrance Hall

Radiator, loft hatch with drop down ladder giving access to part boarded loft space housing wall mounted Worcester gas fired boiler.

Living Room

Double glazed front aspect overlooking North Heath Lane. Radiator, tv/satellite point.

Kitchen

Double glazed aspect overlooking the car park to the rear. Fitted with a range of base and wall mounted cupboards and drawers in matt cream finish having complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, Belling electric hob with concealed filter over, space and plumbing for washing machine and fridge/freezer, ceramic tiled walls, pelmet lights, radiator.

Bedroom 1

Double glazed rear aspect. Radiator.

Bedroom 2

Double glazed front aspect. Radiator, shelved cupboard.

Bathroom

Fitted with a modern white suite comprising panel bath with chromium mixer tap, wall mounted wash hand basin with chromium mixer tap, low level WC, mirrored cabinet, extractor fan, chromium towel warmer, localised tiling, shelved cupboard.

OUTSIDE

Allocated parking situated in a car park to the rear.

Tenure

Leasehold - 161 years from 25 December 1984 (129 years remaining)

Service Charge - £816

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 Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	