



6 Hazelhurst Crescent
 Horsham, West Sussex RH12 1XB
 Guide Price £175,000 Leasehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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Courtney Green is delighted to be offering for sale this purpose-built ground-floor apartment situated on the popular Hills Farm Development on the southwest side of Horsham. Offered for sale with the benefit of no ongoing chain, accommodation comprises one double bedroom, an entrance hall, living room, fitted kitchen, and a bathroom with a white suite. Outside there are communal grounds and an allocated parking space. Horsham town centre, with its comprehensive range of shopping, sporting and leisure facilities is approximately one mile distant. This property represents an ideal first-time purchase and viewings are recommended by the sole agent, Courtney Green.

The accommodation is as follows: -

Communal Front Door to

Communal Entrance Vestibule

Private Front Door to

Entrance Hall

Airing cupboard with hot and cold water tanks. Doors leading to

Living Room

Double-glazed rear aspect, radiator, T.V and telephone points. Door leading to

Kitchen

Fitted with a range of base and wall-mounted cupboards with matching drawers, complementing worktop surfaces incorporating a single drainer stainless steel with mixer tap and drainer, space for an electric cooker, space and plumbing for washing machine, tiled walls, wall mounted Worcester gas fired boiler, double glazed window to rear aspect.

Bedroom

Twin double-glazed front aspect window, radiator, full-width fitted wardrobe with a hanging rail, shelving and mirrored sliding doors.

Bathroom

Fitted with a white suite comprising a panelled bath with a Mira Jump electric wall mounted shower unit over, wall bracket and hand shower, pedestal wash hand basin with a glass shelf and mirrored cabinet over, low-level W.C, localised tiling, radiator with a chrome towel rail.

OUTSIDE

Surrounding the property are communal grounds.

Parking

There is one allocated parking space.

TENURE

Leasehold – the current lease is in the process of being extended.

Service Charge - £1265.08 per annum from October 2025 - September 2026

Ground Rent - £200 per annum

Managing Agents - Courtney Green Block Management Department, 25 Carfax, Horsham, West Sussex. RH12 1EE. Tel: 01403 246170

Council Tax Band - B

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: 25/5800/25/14

