16 Hewells Court

Blackhorse Way, Horsham, West Sussex, RH12 1NP

Guide Price £339,000 Leasehold

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

16 Hewells Court, Blackhorse Way, Horsham, West Sussex, RH12 1NP

Situated in an ultra-convenient location in the heart of the historic centre of Horsham, is this modern first floor flat offered for sale with the benefit of NO FORWARD CHAIN. The property is positioned on the corner of Black Horse Way and the picturesque Causeway in close proximity to all local amenities within the town centre. To enter the property there is a video entry system with stairs and a lift leading to the first floor. The property comprises an entrance hall off which is an impressive triple aspect kitchen/living area with a fitted light oak kitchen with built in appliances and a central island, and separate sitting room and dining areas. There is a principal bedroom with an en-suite shower room, a second double bedroom and a large bathroom. The property benefits from a modern heating system and double glazed fitments. Outside, the property is located in a gated development which includes an original listed building within attractive areas of communal gardens with lawn, trees, seating areas and cycle stores. There is also private allocated parking. The vendor's sole agent Courtney Green strongly recommends an internal inspection to appreciate the finer qualities of this delightful residence.

The accommodation comprises:

Communal Front Door with video entry phone security phone system, stairs and lift to First Floor with Private Front Door to:

Entrance Hall

With video Intercom, door to:

Inner Hall

Radiator, broom cupboard, airing cupboard housing hot water cylinder.

Open Plan Kitchen / Living Area

Kitchen area with double glazed side aspect, fitted with a range of base and wall mounted cupboards and drawers in light oak, having complimenting work top surfaces with a stainless steel twin bowl sink having chromium monobloc tap, Neff 5-ring gas hob with stainless steel splashback and filter hood over. AEG stainless steel double oven, integrated fridge/freezer, Bosch dishwasher, Blomburg integrated washing machine, central island with cupboards under, ceramic tiled flooring, downlighting. Dining Area with double glazed side aspect, radiator, opening to the **Sitting Room area** with double glazed, double aspect to the front and side, radiator.

Bedroom 1

Double glazed side aspect, double and single wardrobe cupboards, radiator. En-Suite shower room with low level, wc. wall mounted wash hand basin with chromium mixer tap, tiled vanity shelf, wall mounted white towel warmer, oversized shower cubicle, chromium thermostatic shower control with wall bracket and hand shower, tiled walls and floor, extractor fan, downlighting.

Bedroom 2

Double glazed side aspect, radiator, double width wardrobe cupboard.

Bathroom

Double glazed side aspect, fitted with a white suite comprising panelled bath with chromium thermostatic shower control, wall bracket and hand shower, glass screen, low level wc, wall mounted wash hand basin with chromium mixer tap, tiled vanity shelf, electric towel warmer, tiled walls and flooring, extractor fan, downlighting.

OUTSIDE

Double gates open to give vehicular access to the grounds where there is an allocated parking space, Communal grounds comprise area of lawns with seating areas, flower and shrub beds and mature trees. There is a bin store and a cycle store.

TENURE

Leasehold - 125 years from 2003

Service Charge - from 1 March 2025 to 31st August 2025 - £1744.83

Ground Rent - Until 1st March 2028 - £200 per annum then increasing to £400 per annum until 1st March 2053

Manging Agents - Deacon Asset Management 01403 218975

Council Tax Band - E

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 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.

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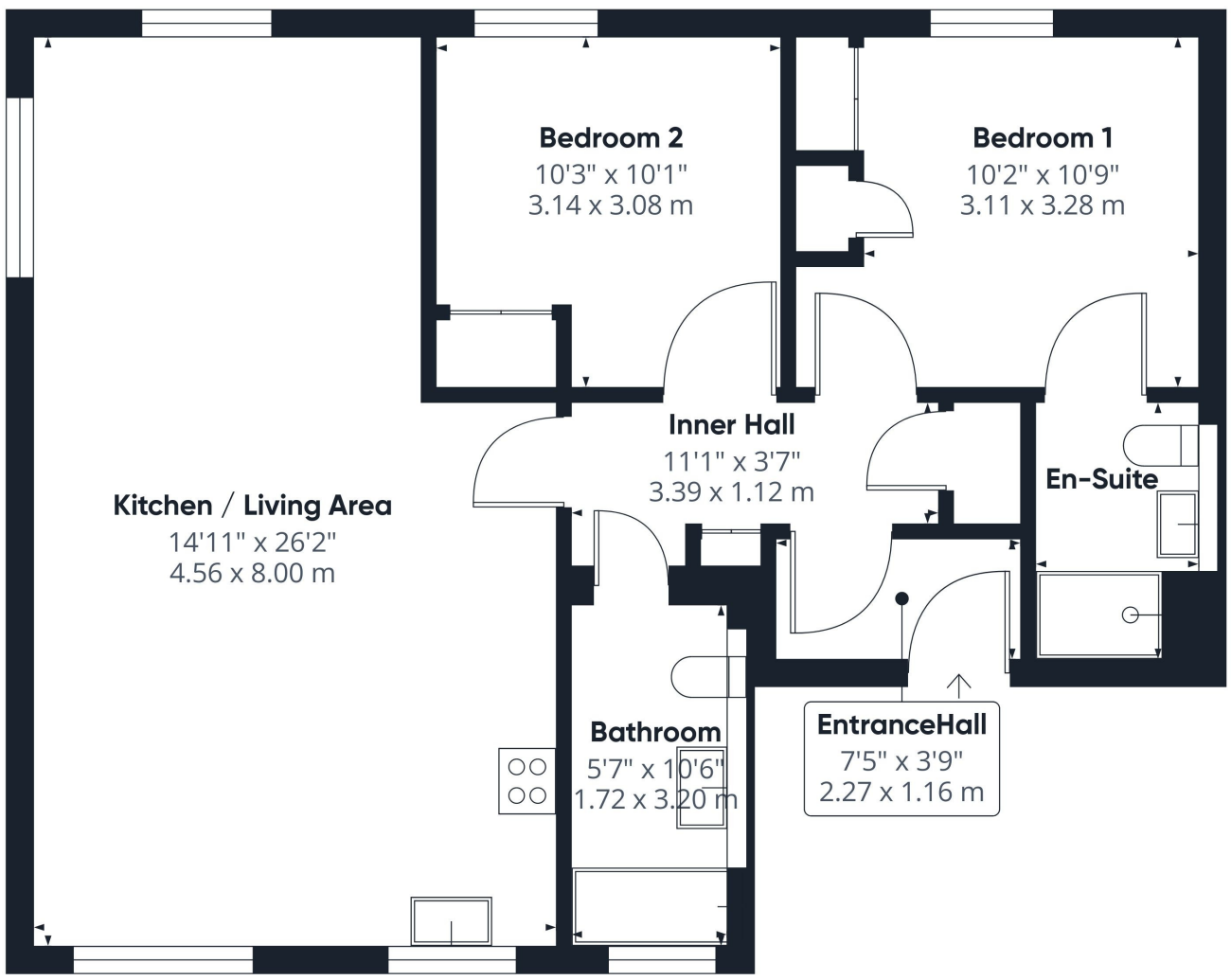
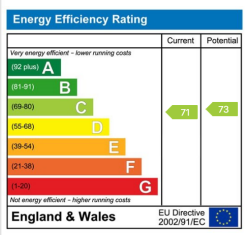


Approximate total area(1)
779 ft²
72.4 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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