



20 Manor Fields

Horsham, West Sussex, RH13 6SB

Guide Price £225,000 Leasehold with Share of Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

20 Manor Fields, Horsham, West Sussex, RH13 6SB

Courtney Green are delighted to be offering for sale this purpose built first floor apartment situated on the popular Manor Fields development. With the benefit of an extended lease, the property offers well-presented living accommodation which comprises two bedrooms, one of which has an ensuite dressing room, a spacious living room, fitted kitchen and a modern bathroom. The property has all electric heating and outside there are communal grounds with allocated parking. Nearby, there is a useful parade of local shops and convenience stores, and Manor Fields is on a local bus route into Horsham town which is approximately 1½ miles distant and offers a comprehensive range of shopping, sporting and leisure facilities.

Communal **Front Door** with entry-phone security system, staircase to **First Floor Level**

Private Front Door to No. 20.

Entrance Hall

Entry-phone, storage cupboard, arched display recess.

Living Room

Double glazed rear aspect having a pleasant outlook over the communal garden, programmable electric convector heater, up-lighter, arched display alcove.

Kitchen

Double glazed rear aspect, fitted with a range of base and wall mounted cupboards and drawers with complementing work top surfaces incorporating a single drainer stainless steel sink with mixer tap, space and plumbing for washing machine, space for electric cooker with a filter hood over, tiled splashback, space for fridge/freezer.

Bedroom 1

Double glazed front aspect, programmable electric convector heater, arched opening to

En Suite Dressing Area

With overhead shelf and hanging rail, up lighter.

Bedroom 2

Front aspect, programmable electric convector heater, wardrobe recess with hanging rail and shelf.

Bathroom

Fitted with a modern white suite comprising a panelled bath with a mixer tap and shower attachment, glass shower screen, grey porcelain-style tiled wall, vanity unit with an inset wash hand basin with a mixer tap and cupboard under, tiled splashback, illuminated mirrored cabinet, low level w.c., chromium towel warmer, extractor fan, airing cupboard, vinyl flooring.

OUTSIDE

Surrounding the property are communal grounds, an allocated parking space, and ample visitors parking spaces.

Leasehold Information

Tenure - The lease is currently being extended and an incoming purchaser will benefit from a term of 215 years from 1st July 1986

Maintenance Charge - £1596.50 for 2025.

Ground Rent - None payable.

Managing Agents: Courtney Green, 25 Carfax, Horsham, West Sussex. RH12 1EE Tel: 01403 246179

Council Tax Band - C

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.

Agents Notes: 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 in good faith, but we have not had any sight of any formal documentation relating to the above.

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