



48 Greenacres
North Parade, Horsham, West Sussex, RH12 2TB
Guide Price £210,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Situated on this prestigious and most sought after development, located within half a mile distance of the town is this top floor two bedroom apartment built by Croudace Homes in the mid 1980's. Offered for sale with the benefit of no forward chain and an extended lease, the accommodation comprises an entrance hall, a light and airy living room, kitchen, bathroom with window, and a double bedroom. The property has double glazed replacement windows and a gas fired heating system to radiators. Surrounding the property are well tended communal gardens and within the grounds is an allocated parking space and visitors parking. The accommodation with approximate room sizes is as follows:

Communal Entrance Door with entry-phone system.

Entrance Foyer

With staircase to the Second Floor, private door to No. 48.

Entrance Hall

With entry-phone handset, hatch providing access to the private loft space, radiator, large mirror fronted sliding wardrobe cupboard providing hanging space, shelving, door to deep airing cupboard housing the hot water cylinder tank with immersion heater, shower pump, cold water storage tank and some shelving. Doors to:

Bedroom 1

With two double built-in wardrobes providing hanging space and some shelving, radiator, side aspect double glazed window with large display windowsill.

Bedroom 2

Side double glazed window with large display windowsill, radiator.

Bathroom

Comprising a coloured suite of enclosed panelled bath with hand grips and mixer tap with shower attachment, fully tiled splash back, pedestal wash hand basin, w.c. with concealed cistern and display ledge above, further wall tiling, extractor fan, shaver point.

From Entrance Hall further door to

Sitting Room

With double glazed window and large display windowsill overlooking the communal gardens, radiator, door to

Kitchen

Fitted in a range of eye and base level storage cupboards with drawers, in a white gloss finish, working surfaces and useful breakfast bar area, built-in electric oven with 4-ring gas hob above and filter hood over, stainless steel sink unit with mixer tap and drainer, some wall tiling, wall mounted Worcester gas fired boiler providing heating and domestic hot water, plumbing and space for washing machine, space for fridge/freezer, window with large display windowsill, overlooking the communal gardens.

OUTSIDE

Surrounding the various buildings are well managed and maintained communal gardens.

Parking

There is one numbered and allocated parking space with visitors' parking in various parking areas.

Additional Information

Leasehold - 189 years from 01 June 1990

Ground Rent - Peppercorn

Service Charge - £2150.33 01/10/25—30/09/26

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 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.

