



8 Godmans Court

Cowfold, Horsham, West Sussex, RH13 8DZ

Guide Price £100,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

8 Godmans Court, Cowfold, Horsham, West Sussex, RH13 8DZ

Courtney Green are pleased to bring to the market this one-bedroom first-floor flat, located in the picturesque village of Cowfold. Godmans Court is a purpose built, age restricted development, conveniently located between the two major towns of Horsham and Haywards Heath, and benefits from regular and reliable bus routes to Horsham and Brighton. The property is offered with the benefit of no forward chain and features a high specification fitted kitchen, a luxury bathroom suite, and a balcony with a pleasant outlook. The accommodation comprises in brief, an entrance hall with a storage cupboard, a lounge/dining room with door opening to the private balcony, a fitted kitchen and an good size bedroom. Communal facilities include a wonderfully bright and spacious lounge, a kitchen, a laundry room and well-kept communal gardens. Parking is provided in the car park to the rear.

LOCATION

The small village of Cowfold lies approximately seven miles to the south-east of Horsham and has a surprising array of amenities including a Co-op convenience store with post office, doctors' surgery, pub, beautiful church, county primary school, Indian restaurant, hairdressers, sports clubs and playing fields and regular bus services to Horsham and Brighton. The location has proved popular over the years because of its excellent road links to Gatwick/London via the A272 and on to the A23/M23. The village appeals to a wide demographic from young families to retirees, who organise regular events and activities that are well attended and add to the very friendly community atmosphere.

The accommodation comprises:

Entrance Hall

With large storage cupboard, emergency pull cord and doors to all rooms.

Sitting/Dining Room

A bright lounge/diner, with space for dining table and seating area, opening to the kitchen and rear aspect double glazed window and double glazed door opening to the private balcony, which enjoys views over the recreational playing ground.

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Kitchen

A very well thought out fitted kitchen comprising a range of eye and base level cabinets and drawers with complementing worktop over and tiled upstands, composite sink and drainer with mixer tap, eye level electric Neff oven, four burner induction Neff hob, space for fridge freezer and wood effect flooring.

Bedroom

An exceptionally large double bedroom with rear aspect double glazed window, space for dressing area and study space.

Luxury Bathroom

A luxury bathroom suite comprising an enclosed panel 'P' bath with electric shower over and rainfall shower head, low level w.c with dual flush, vanity wash hand basin with mixer tap above and storage below, heated towel radiator, floor to ceiling wall tiling, tile effect vinyl flooring and extractor fan.

Outside

Outside there are beautifully kept communal gardens which are tended to by both the residents and the site gardener.

Parking is provided in the private car park.

Communal Facilities

There is a wonderfully bright a spacious communal lounge overlooking the garden, a well equipped kitchen, a laundry room with washing machines and tumble dryers available at no extra charge, an overnight guest room with twin beds and an en-suite shower room available at a minimal cost, a luggage storeroom, a visitors bathroom and the managers office. The on-site manager is available for day to day enquiries and there is an emergency call system with pull cords to each flat and personal pendants for residents.

Additional Information

Lease Length: 99 years from 1988

Annual Service Charge: £TBC (Inc. buildings insurance and water rates)

Ground Rent: Peppercorn

Age Restriction: Owners must be 55 years +

Council Tax: 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.

