



## 38 Manor Fields

Horsham, West Sussex, RH13 6SB

Guide Price £210,000 Share of the Freehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

# 38 Manor Fields, Horsham, West Sussex, RH13 6SB

Courtney Green are delighted to be offering for sale this purpose built top floor apartment situated on the popular Manor Fields development. With the benefit of an extended lease, the property offers living accommodation which comprises two bedrooms, one of which has a 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.

## Entrance Hall

A welcoming entrance area featuring an entry phone system, high-level fuse board, and a useful fitted storage cupboard set within an arched recess. Doors provide access to all principal rooms.

## Sitting Room

A bright and well-proportioned sitting room enjoying a rear aspect window, complemented by wall lighting and a night storage heater. A door leads through to the kitchen.

## Kitchen

Fitted with a range of eye and base level cabinets and drawers with complementary work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. There is an integrated electric oven with four-ring electric hob and extractor hood above, along with space and plumbing for a washing machine and space for a fridge/freezer. Rear aspect window.

## Bedroom One

A generous double bedroom with a front aspect window and wall-mounted electric heater. An arched opening leads to a dressing area with fitted wardrobe and wash hand basin.

## Bedroom Two

A single bedroom with front aspect window, wall-mounted electric heater, and fitted wardrobe.

## Bathroom

Fitted with a white suite comprising an enclosed panel bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, and low-level WC with dual flush. There is an airing cupboard housing the hot water tank, along with an extractor fan and wall-mounted electric heater.

## Additional Information

Leasehold with a Share of the Freehold - The incoming purchaser will benefit from a newly extended lease.

Service Charge

- £1687.10

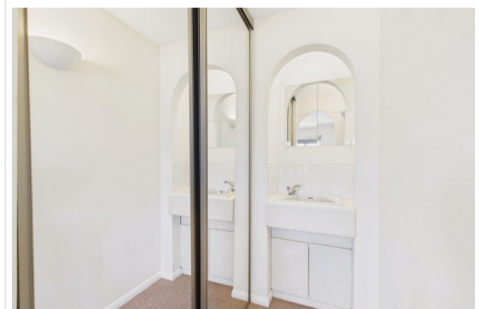
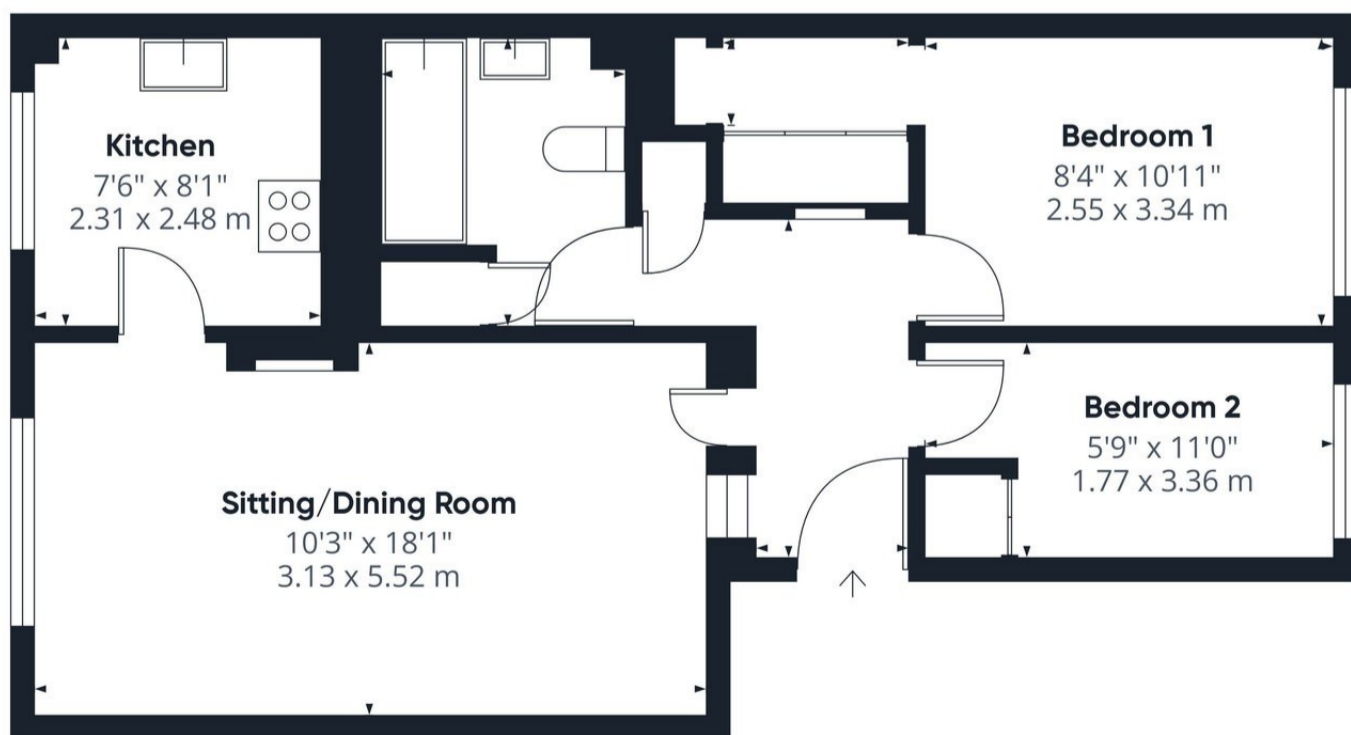
Ground Rent

- Peppercorn

Council Tax Band

- C

**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.



Approximate total area<sup>m</sup>

526 ft<sup>2</sup>  
49.1 m<sup>2</sup>

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

(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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