

Tulip Court, North Parade, Horsham, West Sussex, RH12 2RL

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£120,000







Offered to the market with no onward chain and available exclusively to purchasers aged 55 and over, this spacious second-floor retirement apartment forms part of the highly regarded Tulip Court development - an intimate and exclusive collection of apartments ideally situated just a short stroll from Horsham town centre, a range of local shops and Horsham railway station. Combining an enviable location with a welcoming community atmosphere, Tulip Court also offers beautifully maintained communal gardens, inviting residents' areas and a 24-hour monitored emergency call system, making it a consistently popular choice for those seeking secure and independent retirement living.

Accessed via a secure communal entrance with attractive wood-panelled hallways, the apartment also benefits from an entry phone system and lift access to all upper floors, ensuring convenience and ease of access throughout.

The accommodation is both bright and generously proportioned, with the spacious lounge/dining room providing a wonderful space to relax or entertain. Flooded with natural light, thanks to the attractive Juliette balcony, the room enjoys a pleasant outlook and a neutral décor ready for a new owner to personalise. Leading from the living space is a well-sized kitchen, fitted with a range of base and wall units, an integrated oven and hob, plus space for a freestanding washing machine and fridge freezer. While perfectly functional, it also offers excellent potential for cosmetic updating to suit individual tastes.

The generous double bedroom benefits from exceptional storage, featuring mirrored fitted wardrobes as well as an additional double wardrobe, while the contemporary bathroom is well appointed with stylish white sanitary ware complemented by fully tiled walls and flooring.

Designed with peace of mind at its heart, every room is equipped with an emergency pull-cord system connected to a 24-hour monitored assistance service, providing reassurance for both residents and their loved ones. Externally, communal parking is available on a first-come, first-served basis, completing this fantastic opportunity to acquire a secure, comfortable and conveniently positioned retirement home in one of Horsham's most desirable developments.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS & LIFT TO SECOND FLOOR

FRONT DOOR TO:

ENTRANCE HALL 5'3" x 9'4" (1.60m x 2.84m)

LIVING ROOM 11'3" x 18'9" (3.43m x 5.72m)

KITCHEN 8'11" x 7'4" (2.72m x 2.24m)

BEDROOM 9'3" x 14'3" (2.82m x 4.34m)

BATHROOM 5'6" x 8'0" (1.68m x 2.44m)

OUTSIDE

COMMUNAL GROUNDS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 150 YEARS

SERVICE CHARGE: £4,428.12 PER ANNUM

GROUND RENT: £50 PER ANNUM

NO ONWARD CHAIN

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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LOCATION: The property is conveniently situated close to Horsham's thriving town centre and mainline station with access to both London Victoria/Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre as well as Piries Place offering an Everyman cinema. The A24, M23 are close by giving access to London, Gatwick and the South coast.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and then turn right at the next set of traffic lights into Springfield Road. Continue along this road which leads into North Parade with Horsham park on your right hand side. Go straight ahead at the first set of traffic lights, and at the next set turn left into West Parade. Tulip Court is situated on the corner of North Parade and West Parade.

COUNCIL TAX: Band B.

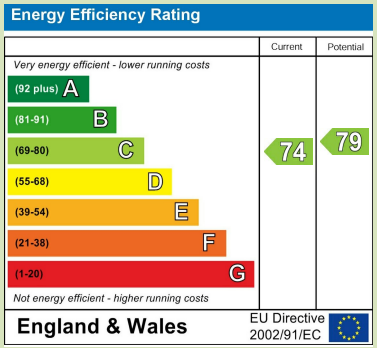
EPC Rating: C.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above-named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.