



3 Osterley House

Godwin Way, Horsham, West Sussex, RH13 6SQ

Guide Price £219,950 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

3 Osterley House, Godwin Way, Horsham, West Sussex, RH13 6SQ

Courtney Green are very pleased to offer for sale this well presented two bedroom ground floor flat, conveniently situated just a mile from Horsham station and within easy walking distance of local shops and eateries. The well appointed accommodation comprises spacious entrance hall, a double aspect sitting/dining room, modern fitted bathroom and a kitchen with integrated appliances including a washer dryer, dishwasher, refrigerator and oven/hob. Additional benefits include gas fired heating to radiators, double glazed tilt and turn windows, a security entry phone system and allocated parking. The property is offered for sale with the benefit of no ongoing chain and a long lease.

The accommodation comprises:

Communal Front Door with entry phone security system to

Communal Entrance Hall

Private **Front Door** to

Entrance Hall

With entry phone, radiator, deep cloaks cupboard.

Sitting/Dining Room

Double glazed, double aspect to the side and rear, radiator, telephone point, tv point.

Kitchen

Double glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers in light wood effect finish and having complementing worktop surfaces with tiled splashbacks, single drainer stainless steel sink with chromium monobloc tap, wall mounted Baxi combination gas fired boiler for hot water and central heating, four ring stainless steel gas hob with stainless steel filter hood over, electric oven, Whirlpool integrated fridge with freezer compartment, integrated dishwasher, Zanussi washer/dryer.

Bedroom 1

Double glazed rear aspect, radiator, TV point, satellite cables, Open Reach master socket.

Bedroom 2

Double glazed rear aspect, radiator.

Shower Room

Fully tiled with a oversized shower cubicle having chromium thermostatic shower control, wall bracket and hand shower, pedestal wash hand basin with chromium taps, mirror and shaver light over, low level WC, wall mounted towel warmer.

OUTSIDE

Within Osterley House there are communal gardens with bin store and bicycle rack.

Parking

Allocated parking space and visitors parking.

Additional Information

Lease Length	- 125 years from 01/01/2006
Service Charge	- £945 per annum 01/10/2024 - 31/03/2025
Ground Rent	- £250 per annum

Managing Agents Ltd	- Courtney Green Block and Estate Management
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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.

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.

Ref: 24/5719/18/11

