



62 Greenacres

North Parade, Horsham, West Sussex RH12 2TB

Guide Price £228,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

62 Greenacres, North Parade, Horsham RH12 2TB

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, the good sized accommodation comprises an entrance hall, a light and airy dual-aspect living room, kitchen, bathroom, and a double and single 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 comprises:

Communal Front Door with entry phone security system, opening to

Communal Hall with staircase rising to the 2nd floor

Private Front Door to

Entrance Hall

With double width mirror fronted cloaks cupboard, radiator, loft hatch, airing cupboard with hot water cylinder and shelves.

Living Room

Double glazed double aspect to the side and rear. Radiator.

Kitchen

Double glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers with complimenting worktop surface incorporating an inset single drainer stainless steel sink with monobloc tap, cupboard and drawers under, space and plumbing for washing machine, four ring gas hob with filter hood over and electric oven under, space for a fridge/freezer, wall mounted gas fired boiler for domestic hot water and central heating, tiled splashback.

Bedroom 1

Double glazed rear aspect, radiator, two double width wardrobe cupboards.

Bedroom 2

Double glazed rear aspect, radiator.

Bathroom

Back to wall WC, pedestal wash hand basin with chromium mixer tap, panel enclosed bath with chromium mixer tap and shower attachment, wall bracket and hand shower, radiator, half tiled walls, shaver point, extractor fan.

OUTSIDE

Communal grounds surrounding the various Greenacres blocks are well tended and established communal gardens, bin stores etc.

Parking

We understand there is a numbered allocated parking space along with visitor parking bays within the grounds.

TENURE

Leasehold - We understand the lease has previously been extended and has 115 years remaining.

Ground Rent - £302.90 per annum

Service Charge - Currently £110pcm (as of 02/03/26).

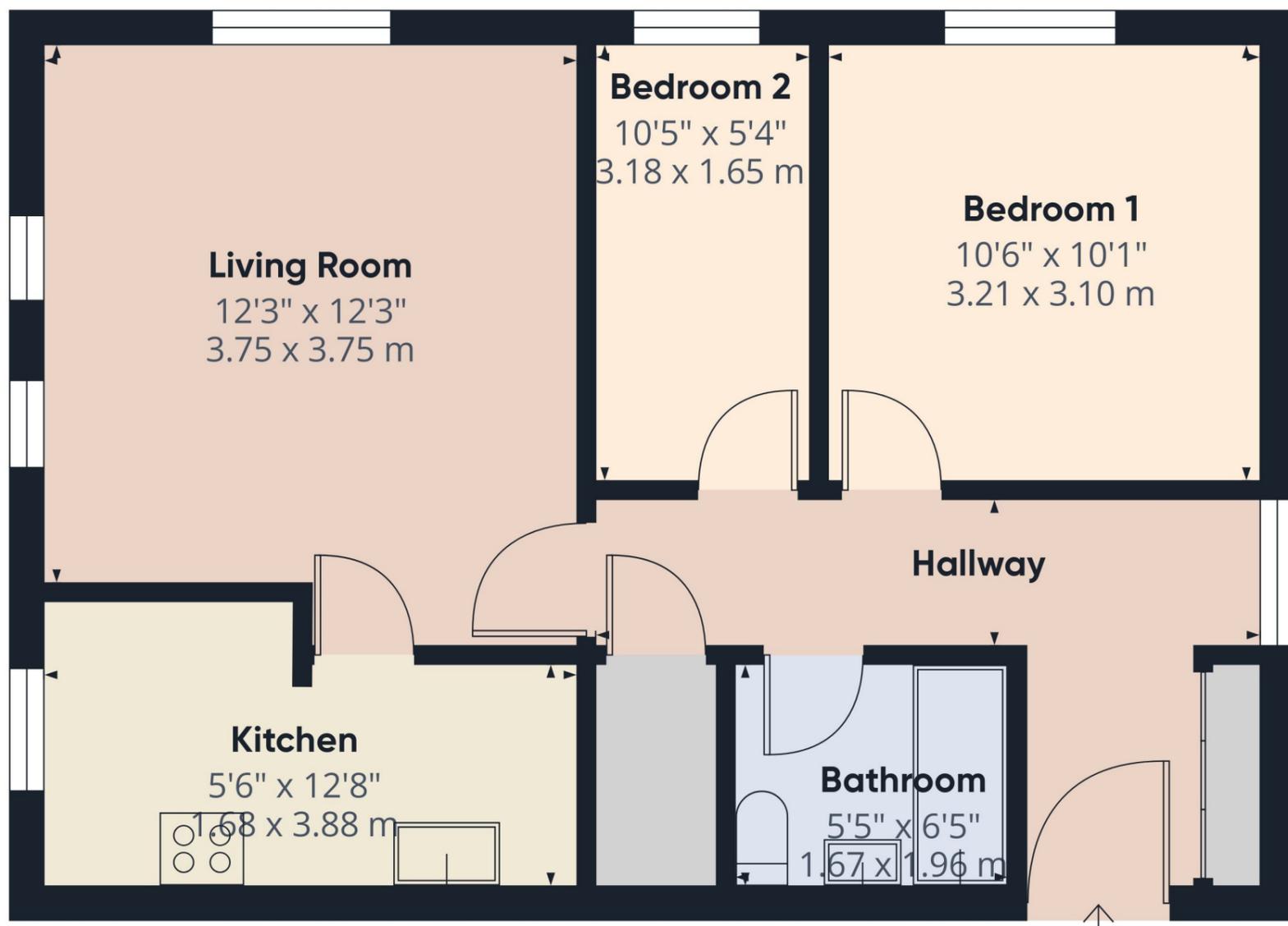
Managing Agents - Whitford Estates, Steyning. 01903 812816

Freeholder - Sinclair Gardens Investments (Kensington) Ltd 01243 869911

Council Tax Band - C

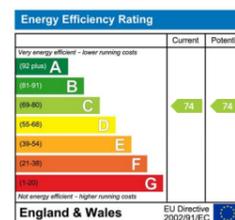
Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation 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.



Approximate total area⁽¹⁾

545 ft²
50.5 m²



(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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