









25 Jasmine Court

London Road, Horsham, West Sussex, RH12 1AX

Guide Price £120,000 Leasehold

COURTNEY GREEN

Est. 1988

Estate Agent • Letting Agent • Managing Agent

25 Jasmine Court, London Road, Horsham, West Sussex, RH12 1AX

25 Jasmine Court is a delightful one bedroom first floor flat situated in a popular development built by Bryant Homes in the mid 1980's. Specifically designed for the over 60's and centrally located for Horsham town centre and the park, the property offers comfortable living with the benefit of 24 hour remote monitoring services having emergency pull cords in each room, and communal facilities including a large residents lounge with reading area, laundry room and a guest bedroom which is available for residents visitors by appointment. There is also a Scheme Manager who is on site 5 days a week. The accommodation comprises a double bedroom with built in wardrobe cupboards, bathroom, double aspect living room and a fitted kitchen with side aspect. The property has sealed unit double-glazed windows and electric heating. This particular flat overlooks London Road and there are delightful communal gardens that adjoin Horsham Park to the rear. The property is offered for sale with the benefit of no ongoing chain.

The accommodation comprises:

Security Communal Entrance to main building

Entrance Foyer with Scheme Managers Office. Doors to the residents lounge and inner passage with communal WCs and residents laundry, lift and staircase to the First Floor.

Private Front Door to

Entrance Hall
With storage cupboard and airing cupboard.

Living Room
Double-glazed double aspect to the front and side and overlooking London Road. Night storage heater, twin telephone point, FM point.

Kitchen
Double-glazed side aspect fitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a single drainer stainless steel sink, space for electric cooker and appliances, tiled splashback, Dimplex wall mounted heater.

Double Bedroom
Double-glazed front aspect overlooking London Road, electric convector heater, double width wardrobe cupboard.

Shower Room
Recently refitted with a modern suite comprising a walk-in oversize shower cubicle with glass screen, and acrylic panelled walls, wall-mounted electric shower unit with wall bracket and hand shower, vanity unit with an inset wash hand basin, chromium tap and cupboard under, low level WC, Dimplex wall mounted heater, extractor fan.

OUTSIDE

Gardens and Parking

Surrounding the building are very attractive and well attended areas of communal gardens from which a gate leads directly into the Park.

There is a non allocated residents parking area.

Facilities

There is a Scheme Manager and outside normal working hours all emergencies are allocated to a 24 hour monitoring service. There is a communal laundry, residents sitting room of very attractive proportions with communal kitchen and there is a guest bedroom which is available by appointment.

TENURE

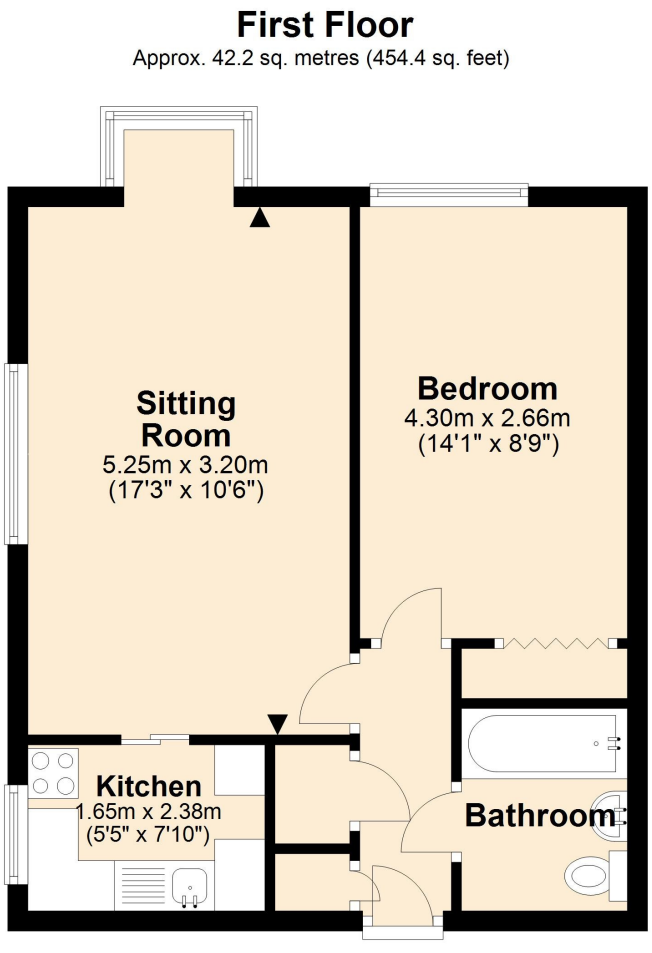
Leasehold - 99 year lease from 1984. An extended lease can be provided on completion of the sale.
Service Charge - £4129.44 p.a. from 01/04/2026 - 31/03/2027
Ground Rent - £150 p.a.
Managing Agents - First Port Management Services Ltd 0333 214051

Council Tax Band - C **Ref: 26/5154/06/05**

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.

Every estate agent operating in the UK is required to comply with applicable Anti-Money Laundering Supervision (AML) legislation and regulations. As part of this process, mandatory AML checks are required for buyers and sellers involved in property transactions. Courtney Green uses Coadjute's Assured Compliance® service to facilitate these checks for which a fee of £43.20 (inclusive of VAT) applies to each individual AML check carried out.



Total area: approx. 42.2 sq. metres (454.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

