



51 Manor Fields
Horsham, West Sussex RH13 6SA
Guide Price £220,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

(01403) 252222 option 1 sales@courtneygreen.co.uk

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WITH A SHARE OF THE FREEHOLD. Situated on the popular Manor Fields development conveniently located within walking distance of local shops, schools and amenities, is this purpose built ground floor flat. Offered for sale in good decorative order and with the benefit of double glazed replacement windows, the accommodation comprises a principal double bedroom with a walk-in dressing area, a second bedroom, a spacious living room, a modern fitted kitchen and a bathroom. The property has all electric heating and outside, communal grounds surround the property. An allocated parking space is located close by, together with visitor parking bays. For convenience, Manor Fields is on a local bus route into Horsham town centre which is approximately 1½ miles distant and offers a comprehensive range of shopping, sporting and leisure facilities. Close by there is a parade of shops which includes, amongst others, a Co-Op store, a newsagent with sub-post office, a chemist, take-away food outlets and the Star public house.

Communal Front Door with entry phone security system opening to Entrance Vestibule

Private Front Door to:

Entrance Hall

Entry phone, light wood flooring, arch display recess, storage cupboard with shelves. Multi glazed double glazed doors to:

Living Room

Double glazed rear aspect. Night storage heater, arch display feature with light, wiring for wall tv.

Kitchen

Double glazed rear aspect. Fitted with a range of base and wall mounted cupboards and drawers in white high gloss finish, complimenting work top surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, Hotpoint touch control electric hob with electric oven under and filter hood over. Space for a fridge/freezer, space and plumbing for a slimline dishwasher and washing machine. White brick styled splashback, pelmet lights, extractor fan, vinyl flooring.

Bedroom 1

Double glazed front aspect. Wall mounted electric convector heater, archway to walk-in dressing room with hanging rails and shelves, wall light.

Bedroom 2

Double glazed front aspect. Wall mounted electric convector heater, wardrobe recess with hanging rail and shelf, wall light.

Bathroom

Fitted with a white suite comprising a panelled bath with chromium mixer taps, chromium thermostatic shower control with wall bracket and hand shower, pedestal wash hand basin with chromium mixer tap, low level wc. fully tiled walls, extractor fan, chromium towel warmer, ceramic tiled flooring, airing cupboard housing hot water cylinder and shelving.

OUTSIDE

Surrounding the property are communal grounds with bin store area, one allocated parking space and visitor parking bays.

Additional Information

Leasehold - 85 years remaining (With a share of the Freehold)
 Service Charge - £1541.95 per annum (01/01/2026 - 31/12/2026)
 Ground Rent - Peppercorn
 Managing Agents - Courtney Green Management Company 01403 246170

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.

Ref: 26/5920/14/01

