33 Manor Fields

Horsham, West Sussex, RH13 6SA

Guide Price £135,000 Share of the Freehold

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are pleased to be offering for sale this second floor studio flat offered to the market with no onward chain. Situated in a popular residential location, offering excellent access to local amenities including a variety of shops and Post Office while being within walking distance of Horsham mainline station and Littlehaven Station. The property benefits from allocated parking and briefly comprises an entrance hall with storage cupboard, bed / sitting area with bay window, kitchen and shower room. The property is located within 1 mile of Horsham mainline station with commuter links to London and within one and a half miles of Horsham town centre, which offers a comprehensive range of shopping facilities, The Capitol Arts and film theatre and numerous sports and recreational facilities. The location also offers great road links for the A264 towards Crawley and M23/M25 for London and falls within the catchment for a number of excellent schools.

The accommodation comprises:

Communal Front Door
With entry phone security system

Staircase rises to **Second Floor**

Large Storage Cupboard for no.33

Private Front Door to

Entrance Hall
Entry phone, electric panel heater, cloaks cupboard.

Bed / Sitting Room
Double-glazed bay front aspect, night storage heater, 3 wall light points and archway through to

Kitchen
Double-glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers with complementing work top surfaces incorporating a single drainer sink with monobloc tap, electric hob with oven under and filter hood over, space and plumbing for washing machine, tile effect laminate flooring, recess for fridge / freezer.

From the **Entrance Hall** mirrored sliding doors lead to:

Shower Room
White suite with pedestal wash hand basin, low level w.c., extractor fan, shower cubicle with thermostatic shower control, wall brackets and hand shower, tiled walls, towel rack.

OUTSIDE

To the front of the property there is a communal parking area with 1 allocated parking area.

ADDITIONAL INFORMATION

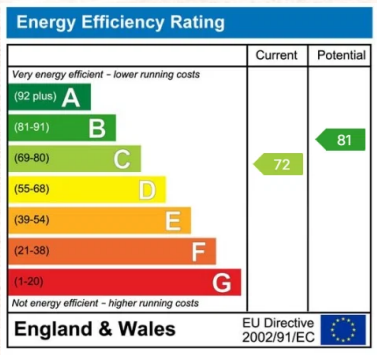
Service Charge - £1,089.49 1 January to December 2026
Lease - 215 years from 1986 (175 years remaining)
Gound Rent - Peppercorn (Share of the Freehold)

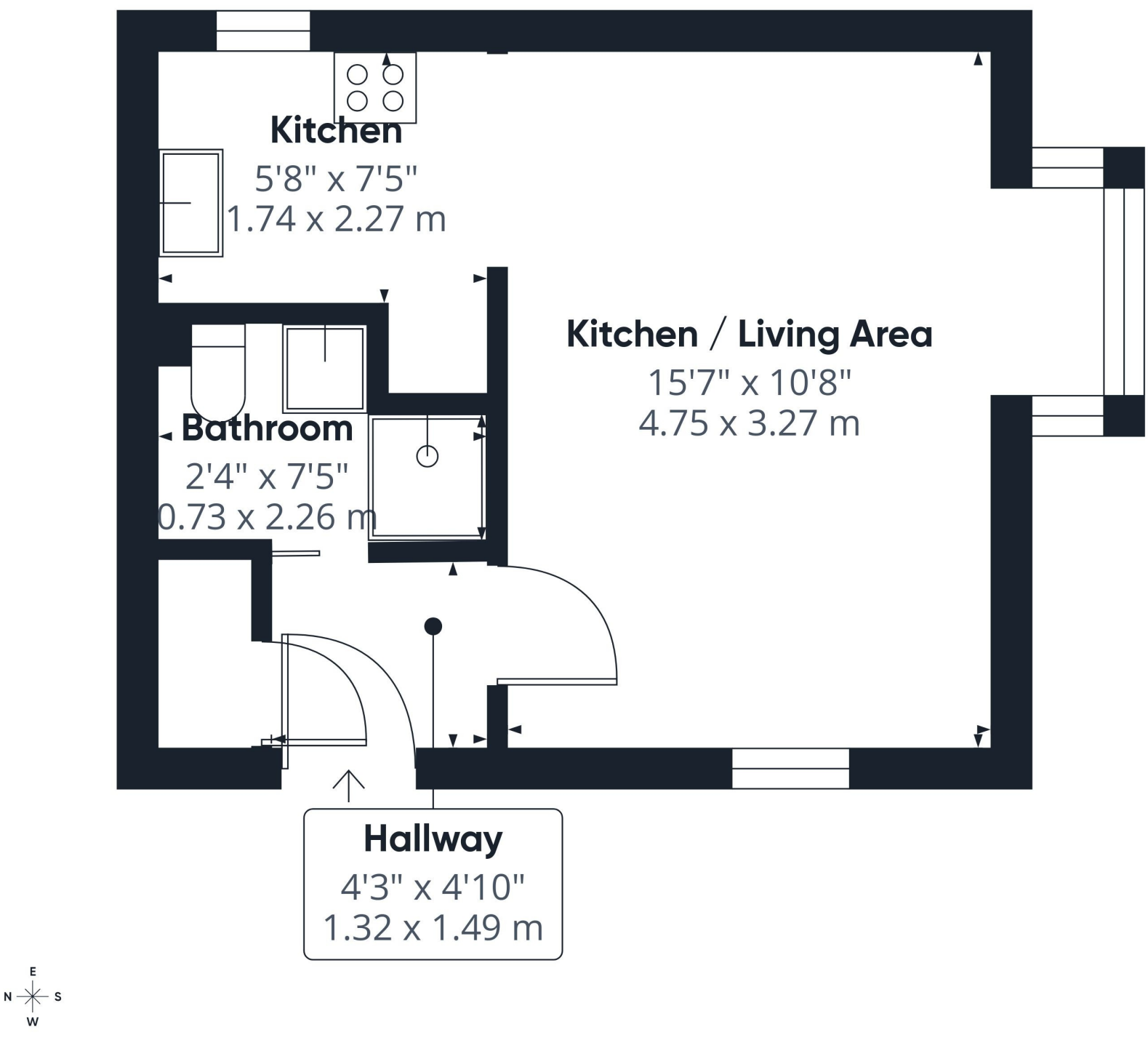
Managing Agents - Courtney Green Block Management Dept, 25 Carfax, Horsham, West Sussex. RH12 1EE Tel: 01403 246170

Council Tax Band— B

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.

IMPORTANT NOTICE 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.





Approximate total area(1)
290 ft²
26.9 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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