



19 Mulberry Close
Horsham, West Sussex, RH12 2NH
Guide Price £300,000 Leasehold (With a share of the Freehold)



COURTNEY
GREEN
Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to offer for sale this superb purpose built first and second floor maisonette situated in a most desirable private close on the West side of Horsham. The spacious accommodation comprises an entrance hall, a large living/dining room with a door out to a private balcony overlooking the communal grounds, and a modern fitted kitchen. On the second floor there are two double bedrooms with fitted wardrobes, and a luxurious bathroom with a fitted Roca suite. The property is very well presented throughout and benefits from having gas radiator heating and sealed unit double glazing. Outside, there is a garage located in the very nearby block. Situated close by is a Co-Op convenience store and the Dog and Bacon pub. Horsham station is just under a mile distant and the town, with its extensive range of shopping, sporting and leisure facilities, is just over a mile. Viewings are highly recommended.

Covered open staircase leading to the **First Floor** with large recessed storm porch area with tiled floor and easy clean UPVC wall with light.

Front Door to the **Entrance Hall** with radiator and staircase to the first floor, LED spotlight, electricity cupboard, open doorway to

Kitchen With a modern range of light grey Shaker style eye and base level storage cupboards with matching drawers and contrasting work tops with an inset white single drainer sink unit with mixer tap, Bosch touch control induction hob, concealed filter hood and a baseline electric oven, integrated Lamona fridge/freezer and slim-line dishwasher, AEG washer/dryer, concertina corner carousel corner cupboard, larder cupboard with drawers, white metro style tiled splashback, downlighting.

From the **Entrance Hall** door to the

Living/Dining Room With radiator, tv aerial point, large under stairs store cupboard, large rear double glazed window and door leading out to the

Private Balcony This very attractive outdoor seating area enjoys an outlook over part of the communal garden and towards some characterful old properties.

From the **Entrance Hall** the stairs rise to the

Second Floor Landing with oak newel post and hand rail. Airing cupboard housing the Worcester Bosch condensing gas fired combination boiler providing heating and instantaneous hot water, some shelving.

Bedroom 1 With front aspect window with radiator beneath, full width mirror fronted sliding wardrobes with hanging rails, shelving and drawers, recess with fitted veneered oak desk and two large shelves above.

Bedroom 2 With a rear aspect window with radiator beneath, bedroom furniture with two double wardrobes and bridge unit with shelved cupboard with further storage above.

Luxurious Bathroom With a white contemporary suite comprising a Roca acrylic bath with chrome pillar mixer tap and with chrome independent thermostatic shower above with overhead drencher and pull out hand shower, floating vanity style Roca drawer unit with bowl type basin and chrome pillar mixer tap, close coupled WC, tiled flooring and skirtings, wall tiling in the splash back areas, large chrome towel warmer, two obscured side windows.

OUTSIDE

There are beautiful well maintained grounds with large specimen trees and access to the parking and garaging areas.

Garage There is one private garage situated on the far right hand side of the development being the fourth one on the right.

TENURE

Leasehold (With a Share of the Freehold) – Approx. 975 years remaining

Annual Service Charge & Annual Reserve Fund :

25/03/25 – 24/03/26 – £2171.61

Ground Rent – £20 pa

Managing Agent's - Mulberry Close Residents Co Ltd.

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: 25/ 5769/24/03

