



Wakefield Court, Blackbridge Lane, Horsham, West Sussex, RH12 1SG



woodlands



Positioned in a highly regarded retirement development on the ever-popular west side of Horsham, this beautifully presented one-bedroom top floor apartment is offered to the market with no onward chain and is exclusively available to those aged 60 and over. Perfectly placed for convenience, the property enjoys immediate access to a local shop and is just a pleasant, level stroll away from Horsham's vibrant town centre, where an excellent selection of shops, cafés, restaurants and everyday amenities can be enjoyed at leisure.

The development itself fosters a true sense of community, offering residents a welcoming and sociable environment complemented by an excellent range of facilities. These include a spacious communal lounge ideal for gatherings, well-tended gardens providing a peaceful outdoor retreat, a practical laundry room, guest accommodation for visiting friends and family, and the reassurance of an on-site manager. Resident parking is also available by arrangement, adding further practicality.

Internally, the apartment is thoughtfully arranged and well maintained, with accommodation centred around a generous entrance hall featuring a useful storage cupboard. The bright and airy living/dining room offers a comfortable and versatile space for both relaxation and entertaining, while glazed double doors open through to a neatly fitted kitchen, complete with oven, hob and space for additional appliances.

The double bedroom is a particularly comfortable size and benefits from built-in mirrored wardrobes, while a well-appointed shower room serves the property. For added peace of mind, each room is equipped with an emergency pull-cord system linked to a 24-hour assistance service.

Further benefits include double glazing throughout and lift access within the building, ensuring ease of movement. Combining a peaceful, low-maintenance lifestyle with exceptional proximity to Horsham's many amenities, this apartment presents an ideal opportunity for those seeking comfort, convenience and community in equal measure.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS & LIFT TO:

SECOND FLOOR

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 19'10 x 10'9 (6.05m x 3.28m)

KITCHEN 8'0 x 7'8 (2.44m x 2.34m)

DOUBLE BEDROOM 17'4 x 9'5 (5.28m x 2.87m)

SHOWER ROOM 6'10 x 5'8 (2.08m x 1.73m)

OUTSIDE

COMMUNAL GARDENS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 101 YEARS

SERVICE CHARGE: £3,566.20 PER ANNUM

GROUND RENT: £385 PER ANNUM

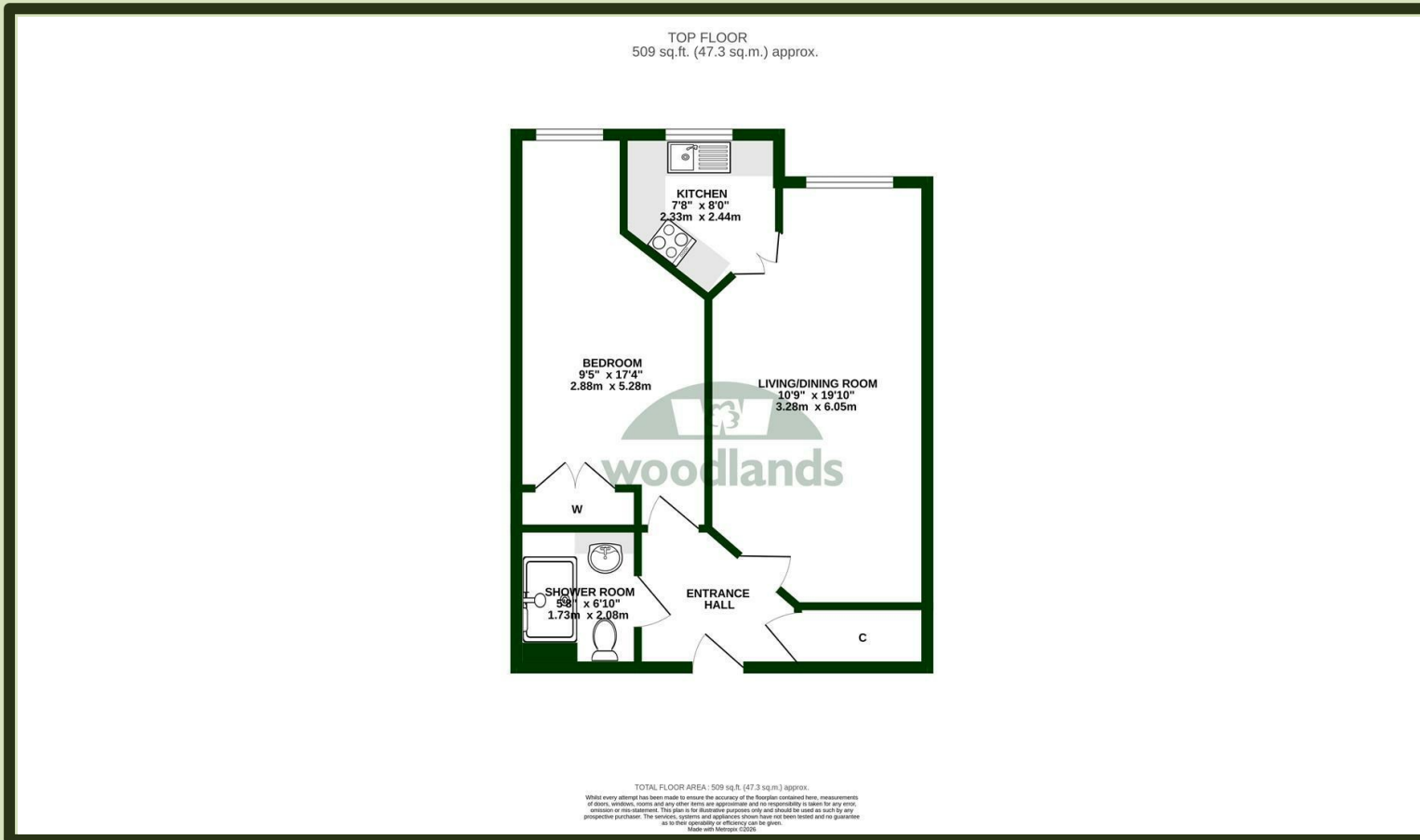
NO ONWARD CHAIN



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Tel: 01403 270270



LOCATION: The property is situated in a popular development on the west side of Horsham within easy access of local shops and amenities. Horsham town centre is within half a mile and offers a comprehensive range of shopping facilities with its wide selection of restaurants, cafes and shops, including John Lewis at Home store and a large Waitrose. The property is set near a regular bus route that serves the surrounding area, with the junction of the A24 also less than a mile away. Doctors and Dentists are also close at hand.

COUNCIL TAX: Band C.

EPC Rating: To be confirmed

DIRECTIONS: From Horsham town centre proceed in a Westerly direction along The Bishopric. Continue into Guildford Road with The Co-op and Pets Corner on your left hand side. Take the immediate turning on your left into Blackbridge Lane where Wakefield Court can be found on the left hand side.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

