



# 6 Forest Lodge

Forest Road, Horsham, West Sussex RH12 4HY

Guide Price £198,000 Leasehold with a Share of the Freehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

# 6 Forest Lodge, Forest Road, Horsham RH12 4HY

Courtney Green are delighted to offer for sale this well-presented, one bedroom first floor apartment situated in the Forest Lodge development on the north east side of Horsham. Built in 2003, the property is conveniently located for local shops, including the new Sainsbury's Local, and amenities. The apartment comprises an entrance hall with fitted cupboard, a light and airy open plan lounge/kitchen with a bay window, a double bedroom with fitted wardrobe, and a modern bathroom with a white suite. Outside, are well maintained communal areas with allocated parking and visitor parking. The location of the property offers good road links for the A264, A23/M23 and there are also good bus services nearby. The property is available with no on-going chain and an internal viewing is strongly recommended.

The accommodation with approximate room sizes comprises:

## Communal Entrance Hall

With stairs to first floor

## First Floor

With private door to

## Entrance Hall

Telephone entry-phone, large storage cupboard housing fuse box, loft access, radiator, smooth ceiling, smoke alarm, wall mounted heating control. Doors to

## Open Plan Lounge/Kitchen

## Lounge Area

Four double glazed windows to side aspect and front aspect, two TV points, two radiators, five wall lights and opening to

## Kitchen Area

Window to side aspect, fitted with a range of floor and wall mounted cupboards and drawers in a light oak effect finish, work top surfaces with mosaic tiled splashback and walls, inset one and a half bowl stainless steel sink with mixer tap and drainer, four ring gas hob with oven beneath and extractor hood over, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, smooth and coved ceiling, pelmet lights.

## Bedroom 1

Double glazed window to front aspect, radiator, t.v. aerial and satellite point, smooth ceiling and fitted double wardrobe with hanging rail and shelving.

## Bathroom

White suite comprising panel enclosed bath with mixer tap, shower attachment and glass screen, pedestal wash hand basin with mixer tap, low level w.c., radiator, part tiled walls, smooth ceiling with inset spots and extractor fan.

## OUTSIDE

Communal bin store, outside lighting and water tap.

## TENURE

Leasehold - 999 years from 24/6/2003 with a Share of the Freehold.

Service Charge - From 1st Jan 2025 to 31st Dec 2025—£1,284.26

Ground Rent - None payable.

Managing Agents: Courtney Green Residential Management Tel: 01403 246170

## Council Tax Band - B

**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 Npcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Npcote Financial Ltd.

Ref: 25/5866/21/08



Approximate total area<sup>1)</sup>  
463 ft<sup>2</sup>  
42.9 m<sup>2</sup>

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (10-15)		
B (16-20)		
C (21-25)	77	78
D (26-30)		
E (31-35)		
F (36-40)		
G (41-45)		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

(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.

GIRAFFE360

