



38 Leggyfield Court
 Horsham, West Sussex, RH12 2FX
 Guide Price £187,000 Leasehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to be offering for sale this two double bedroom first floor "extra care" resale apartment on a 75% purchase share with Saxon Weald. The apartment comprises a light and airy principal bedroom with built-in wardrobes, a Jack & Jill style en suite wet room, a second double bedroom with a wardrobe, and a spacious lounge/dining room which is open to a modern fitted kitchen with numerous storage cupboards and built-in appliances. The property is double-glazed and benefits from underfloor electric heating. Leggyfield Court is managed by Saxon Weald and boasts several communal facilities including a Residents' lounge, a quiet room with a laptop facility, a hair salon and a restaurant. There is an onsite care company, Care Outlook, which provides a 24-hour care service. Outside, there are communal grounds and sitting areas, as well as ample parking.

The accommodation with approximate room sizes comprises:

Communal Main Entrance with security entry phone system. Stairs and a lift provide access to the first floor.

The apartment has its own private Front Door opening to

Entrance Hall

With linen cupboard and cloaks cupboard.

Lounge/Dining Room

With double glazed front aspect with a Juliet balcony, FM/DAB/television/satellite/telephone panel. Wall TV mount and shelf. Opening to

Kitchen

Fitted with a modern range of base and wall-mounted cupboards and drawers in cream Shaker style finish having complementing worktop surfaces incorporating a single drainer stainless steel sink, Halogen hob, stainless steel filter, eye level electric oven, space for a fridge/freezer and space and plumbing for a washing machine, part tiled walls.

Bedroom 1

Double glazed double aspect to the front and side. Built-in treble and double-width wardrobe cupboards, glass floating shelf and bookshelf, TV point and phone socket. Door to

Jack & Jill Wet Room

With frosted double-glazed side aspect, wall-mounted wash hand basin, mirror with light over, back to the wall w.c., walk-in shower area with chromium thermostatic shower control, curtain rail, part tiled walls, two mirrored cabinets, extractor fan, wall light, Dimplex fan heater.

Bedroom 2

With a double-glazed front aspect. Built-in double-width wardrobe, Tv point, shelves.

OUTSIDE

Surrounding the property are communal grounds including parking areas and well-kept Residents' seating area.

TENURE

Leasehold - 125 years from 1 March 2012.

Service Charge - £594.56 per month from 1st April 2025 to 31st March 2026 and includes heating, hot water and buildings insurance.

Managing Agents: - Saxon Weald. Tel: 01403 226196

Council Tax Band - C

Eligibility: Interested buyers will be required to have an assessment with the Scheme Manager to ensure they are suitable for Extra Care and that their needs can be met by the scheme. To use the on-site care team, residents are required to have their needs assessed by the local council. This will determine how much care the resident needs and what they will need to pay. The care team are on site 24 hours a day to administer commissioned care, but will also respond to emergency calls.

To be eligible for Extra Care Shared Equity, you must meet the relevant age criteria for the scheme, which will either be over 55 or over 60. Please note that the minimum share available is always 75% and rent is not payable on the unowned share.

Applicants must complete an Expression of Interest form and arrange to view the property. This can be obtained from Courtney Green.

Upon request, applicants must provide supporting documentation noted on the Expression of Interest form so a thorough affordability assessment can be carried out. It is a Saxon Weald requirement that applicants have a maximum of £500,000 available to them in savings, assets and sale proceeds at the time of applying. Applicants who exceed this amount will be automatically declined unless there are exceptional circumstances. Please ask for further details.

If the affordability assessment is successful, a Scheme and Care Manager assessment is to be carried out.

On successful completion of both assessments above, applicants will be issued with a formal offer to purchase, which will need to be accepted alongside a reservation fee of £500.

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.

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.

Ref: 25/5844/28/07

