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24 Abbotsbury Court
Kings Road, Horsham, West Sussex, RH13 5PT

Guide Price £205,000 Leasehold

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

24 AbbotsburyCourt, Horsham, West Sussex, RH13 5PT

A well presented one double-bedroom flat situated in an excellent location within walking distance of Horsham town centre and main line train station. Offered for sale with the benefit of no forward chain, the property features a dual aspect living/dining room, offering plenty of natural light and off which is a kitchen, comprehensively fitted in a range of eye and base level units with complementing worktop surfaces and built-in appliances. A good-sized double bedroom features built-in wardrobe cupboards, and there is a bathroom fitted with a modern white suite which benefits a side aspect window giving natural light and ventilation. A gas-fired Worcester combination boiler provides hot water and central heating, and the property is double-glazed throughout. Abbotsbury Court is situated along the Kings Road and the property is positioned to the rear of the development away from the road. There are communal areas of well maintained grounds providing areas for relaxation outside.

The accommodation comprises:

Communal Front Door
Stairs rising to the First Floor

Private Front Door To

Entrance Hall
Radiator, loft hatch, storage cupboard.

Living/Dining Room
Double-glazed double aspect to the front and side, radiator.

Kitchen
Double-glazed side aspect. Fitted in a range of base and wall mounted cupboards and drawers in white Shaker style having complementing worktop surfaces incorporating a 1 1/2 bowl single-drainer stainless steel sink with chromium monobloc tap, stainless steel four-ring gas hob with stainless steel filter hood over, Belling electric oven , space and plumbing for a washing machine and space for a fridge/freezer, ceramic tiled splashbacks, radiator.

Bedroom
Double-glazed side aspect, radiator, double-width wardrobe cupboard with mirrored sliding doors.

Bathroom
Frosted double-glazed side aspect. Fitted with a vanity unit with an inset wash hand basin having chromium mixer tap and cupboard under, back-to-wall WC, chromium towel warmer, panel enclosed bath with chromium mixer tap, chromium thermostatic shower control with wall bracket and hand shower, glass shower screen, localised tiling. Door to cupboard housing wall mounted Worcester combination gas fired boiler.

OUTSIDE

Within the development are well maintained communal gardens providing areas for relaxation.

Parking
There is allocated and visitor parking spaces

Additional Information

Lease - 189 years from 01/12/1984
Service Charge - £1500 per annum (£125 pcm)
Ground Rent - N/A

Managing Agents - Whitford Estates of Steyning

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 in good faith, but we have not 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.

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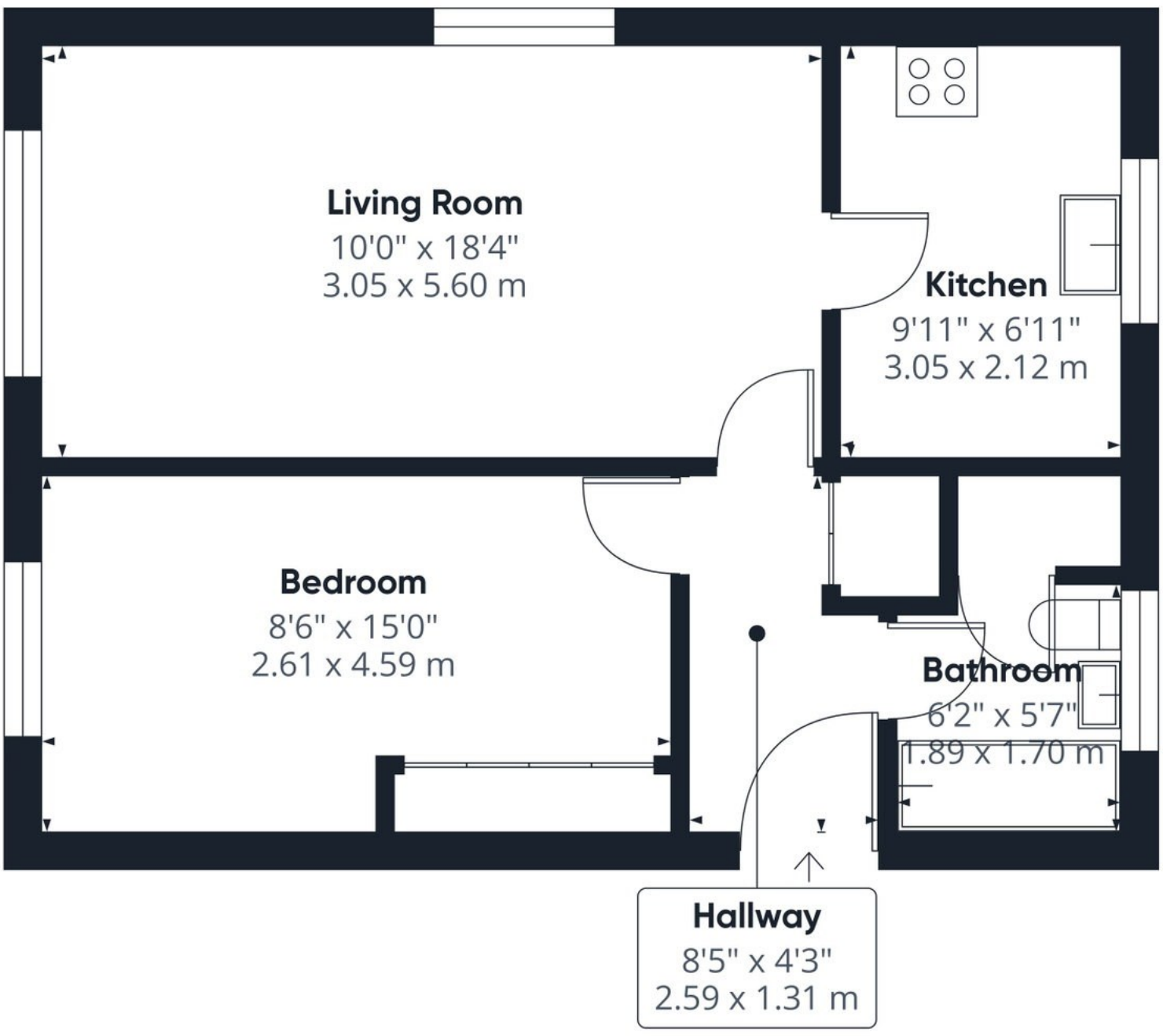
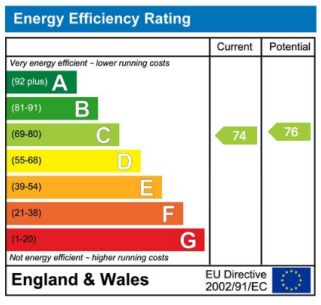


Approximate total area(1)
468 ft²
43.5 m²



(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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