









41 Leggyfield Court

Horsham RH12 2FX

Fixed Price £187,500 Leasehold

COURTNEY GREEN

Est. 1988

Estate Agent • Letting Agent • Managing Agent

41 Leggyfield Court, Horsham, West Sussex RH12 2FX

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, and a spacious lounge/ dining room which is open to a modern fitted kitchen with numerous storage cupboards and 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 non-allocated 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 a linen cupboard and a cloaks cupboard.

Lounge/Dining Room
With double glazed aspect with a Juliet balcony, FM/DAB/television/satellite/ telephone panel. 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 with tiled splash backs and incorporating a single drainer stainless steel sink, electric hob with a stainless steel filter over, eye level electric Zanussi oven, space for a fridge/freezer and space and plumbing for a washing machine and a slimline dishwasher, part tiled walls. Pelmet lighting and ceiling spotlights, extractor fan.

Bedroom 1
Double glazed aspect.TV point and phone socket. Door to

Jack & Jill Wet Room
Wall-mounted wash hand basin, back-to-the-wall w.c. having a chrome dual flush, walk-in shower area with chromium thermostatic shower control, wall bracket and a hand shower, curtain rail, wall seat, localised tiling, two upright cabinets, extractor fan, Dimplex fan heater.

Bedroom 2
With a double-glazed front aspect. T.V point.

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OUTSIDE

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

TENURE

Leasehold - 125 years from 1 March 2012.
Service Charge - There is a monthly charge of £600.00 which includes the buildings insurance, hot water and heating costs for the year 1 April 2025 to 31 March 2026.
Managing Agents: - Saxon Weald. Tel: 01403 226196

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.

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.

Every estate agent operating in the UK is required to comply with applicable Anti-Money Laundering Supervision (AML) legislation and regulations. As part of this process, mandatory AML checks are required for buyers and sellers involved in property transactions. Courtney Green uses Coadjute's Assured Compliance® service to facilitate these checks for which a fee of £43.20 (inclusive of VAT) applies to each individual AML check carried out.





