



7 Bramber House
Kennedy Road, Horsham, West Sussex, RH13 5TR
Guide Price £230,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to offer for sale this first-floor apartment, situated in a convenient location within walking distance of the town and station, and offered for sale with the benefit of **no on-going chain**. The accommodation briefly comprises a spacious L-shaped entrance hall with two storage cupboards, a dual-aspect open-plan reception room with a large kitchen area having a comprehensive range of cupboards and drawers and built-in appliances. There are two double bedrooms and a bathroom with a white suite. Heating and hot water is provided by a gas-fired boiler and there is uPVC double glazing. Viewings of this property are highly recommended with the vendor's sole agents, Courtney Green.

Communal Entrance

With entry-phone security system, staircase to

First Floor

Door to Lobby and private door to No. 7.

Entrance Hall

Radiator, entry-phone handset, smoke alarm, thermostat for heating control, airing cupboard with electric bar heater, light, slatted shelf and housing the electricity fuse box and electric meters. Further deep store cupboard with shelving, doors to each room.

Bedroom 1

With a double glazed rear aspect window with radiator beneath, double built-in wardrobe with hanging rail and shelf, t.v./satellite/telephone point.

Bedroom 2

With a rear aspect double glazed window, radiator, t.v./satellite/telephone point.

Bathroom

White suite of enclosed bath with chrome thermostatic mixer tap/shower attachment and glazed shower screen, pedestal wash hand basin with contemporary style mixer tap and close-coupled w.c. with tiled display ledge above, mirror, shaver point, extractor fan, downlighting.

Living Room and Open Plan Kitchen

Arranged in two well defined areas, the **Living Room** with a front aspect double glazed window, two radiators, t.v./satellite/telephone point, opening to the **Kitchen Area Range** of eye and base level storage cupboards and drawers and with large areas of working surface, up-right store cupboards, inset single drainer sink unit with obscured double glazed window above to the side, built-in electric oven with four burner gas hob above and filter/light over, plumbing and space for washing machine, space for fridge/freezer, localised tiling, wall mounted Worcester combination boiler, spot lighting.

OUTSIDE

There are areas of communal gardens Bramber House and a residents' car park (unallocated spaces), along with bin stores, etc.

TENURE

Leasehold - 125 years Lease from 1st January 2007.
Service Charge - £1054.80 per annum
Managing Agents: Saxon Weald
Saxon Weald, Saxon Weald House,
38-42 Worthing Rd, Horsham, West Sussex
Tel: 01403 226000

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.

Agent Note: 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.

