



36 Manor Fields

Horsham, West Sussex, RH13 6SB

Guide Price £194,950 Leasehold with a Share of the Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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SHARE OF FREEHOLD

A top floor apartment situated on the popular Manor Fields development. The property offers neatly presented living accommodation which comprises two bedrooms, one of which has a dressing area with wash hand basin and fitted wardrobe, a spacious living room, a fitted kitchen and a bathroom. The property has all electric heating and outside there are communal grounds with allocated parking. Nearby, there is a useful parade of local shops and convenience stores, and Manor Fields is on a local bus route into Horsham town which is approximately 1½ miles distant and offers a comprehensive range of shopping, sporting and leisure facilities. Surrounding the property are communal grounds, an allocated parking space, and ample visitors parking spaces.

The accommodation comprises:

Entrance Hall

A welcoming entrance hall featuring a telephone entry system and high-level fuse board. A glazed side panel door opens through to the sitting room, and a built-in cupboard provides useful storage with shelving.

Sitting / Dining Room

A bright and spacious sitting/dining room with a rear aspect window, night storage heater, arched recess with lighting, satellite point, and wall-mounted light fittings. A door leads through to the kitchen.

Kitchen

The kitchen is fitted with a range of eye and base level cabinets and drawers with complementary work surfaces. There is space for a cooker with extractor hood above, a stainless-steel sink with drainer and mixer tap, space and plumbing for a washing machine, and space for a fridge freezer. A rear aspect window provides natural light.

Bedroom 1

A good-sized double bedroom with a front aspect window and wall-mounted electric heater. An arched opening leads to a dressing area with double-width fitted wardrobe featuring mirrored sliding doors. There is a wash hand basin with mixer tap, vanity light, and storage beneath.

Bedroom 2

A further bedroom with front aspect window, wall-mounted electric heater, and fitted wardrobe with mirrored doors.

Bathroom

The bathroom is fitted with a white suite comprising an enclosed panel bath with mixer tap and handheld shower attachment, low-level WC, and vanity wash hand basin with mixer tap and storage beneath, obscured side aspect window, high-level electric heater, and an airing cupboard housing the hot water tank with shelving.

Outside

Surrounding the property are communal grounds, an allocated parking space, and ample visitors parking spaces.

Additional Information

Lease Length - 215 years from 01/07/1986
Maintenance Charge - £1687.10 per annum.
Ground Rent - None payable.
Managing Agents - Courtney Green, 25 Carfax, Horsham, West Sussex. RH12 1EE Tel: 01403 246179

Council Tax Band - C

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.

Agents Notes: 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 any sight of any formal documentation relating to the above.

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