



17 Bowes Close
Horsham, West Sussex, RH13 5SZ
Guide Price £255,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Situated in a quiet residential close off Kings Road and approximately 3/4 mile from Horsham Station is this purpose built ground floor flat offered for sale with the benefit of no ongoing chain. A main front door with security entry phone system opens up to communal entrance hall and private door leads to an entrance hall off which is a good sized sitting room, a fitted kitchen / breakfast room, principal bedroom with an ensuite shower room and a former second bedroom which the current owner has turned into a dressing room, and a bathroom. The property has double glazed windows and electric heating with thermostats in each room. Outside there are communal grounds and areas and allocated parking with visitor parking spaces.

The accommodation comprises:

Communal Front Door with entry phone security system to

Entrance Hall with **Private Front Door** to

Entrance Hall

Airing cupboard housing pressurised hot water tank and shelving, room stat.

Living Room

Double glazed bay aspect, telephone point, tv/fm and satellite points, room stat, two fan lights, entry phone.

Kitchen

Double glazed front aspect fitted with a range of base and wall mounted cupboards and drawers in light wood effect having matching work top surfaces with ceramic tiled splashbacks, inset single drainer stainless steel sink, having one and a half bowls and chromium monobloc tap, space and plumbing for washing machine and dishwasher, space for electric cooker and fridge, pelmet lighting, ceramic tiled flooring, room stat.

Bedroom 1

Double glazed aspect, tv point, double width wardrobe cupboard, room stat. Door to:

En-Suite Shower Room

Low level wc. pedestal wash hand basin, corner shower cubical with chromium thermostatic shower control, wall bracket and hand shower. Wall mirror, shaver point, half tiled walls, extractor fan.

Bedroom 2 / Dressing Room

Double glazed aspect, built in bedroom furniture incorporating 4 wardrobe cupboards and dressing table, room stat.

Bathroom

Frosted double glazed front aspect, fitted with a white suite comprising a panelled bath with chromium mixer tap and shower attachment, low level wc., pedestal wash hand basin, half tiled walls, eye level cupboard, wall mirror, shaver point, glass shelf, extractor fan, room stat.

OUTSIDE

Within Bowes Close there are communal grounds with allocated and non-allocated visitor parking.

TENURE

Lease - 125 years from 1988

Ground Rent - £315 per annum

Service Charge - 1743.97 per annum

Managing Agent - Courtney Green Block Management

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.

