

Flat 3, Mitre Court, 34, Worthing Road, Horsham, RH12 1SW LEASEHOLD

Guide Price **£410,000**

Est. 1988









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Courtney Green are delighted to offer for sale this superb ground floor apartment built by Berkeley Homes in 2000 and more recently modernised, situated in an extremely convenient town centre location within easy reach of the local amenities. Built to a very high specification for which Berkeley Homes are well renowned, this property is the only one on the development that has patio doors which lead out on to the communal gardens and as such is a rare find. The spacious flat comprises two double bedrooms with built-in cupboards, the master bedroom with a luxurious en suite bath/shower room, and there is a modern guest bathroom. This property also has a larger than average modern kitchen/diner with sufficient space for a table. A light and airy double aspect living room has doors which lead out to the gardens. Being securely located in this gated development, the property has all the features of a "lock up and leave" property, but will also appeal to those downsizing. There is one allocated parking space and there will be no forward chain. Viewings are strongly recommended with the vendor's sole agent, Courtney Green.

The accommodation comprises:

Communal Entrance Door With entry-phone system to

Communal Entrance Foyer Lift and staircase to

First Floor Lockable letterboxes, ground floor Inner Lobby with **Private Front Door** to No. 3.

Large Entrance Hall With radiator, entry-phone handset, coved ceiling, veneered doors with inlays and chrome door furniture lead to each room, airing cupboard housing the Powermax 185 boiler providing heating and hot water with integrated timer and shelving above, further cloaks/utility cupboard with shelf also housing the electricity fuse box and alarm panel.

Sitting Room This double aspect room has a double-glazed side window and is the only flat to have double-glazed patio doors leading out to the communal garden where there is a small patio which although not exclusive can really only be enjoyed by this property, double radiator, t.v./satellite point, telephone point, 5 amp lamp circuit, halogen spot lighting, coved ceiling.

Kitchen/Diner In two well defined areas, the **Dining Area** with space for a table and radiator, t.v./f.m. point and telephone, spot lighting and coved ceiling. The fitted **Kitchen** with an attractive range of Shaker-style eye and base level storage cupboards with matching soft-close drawers and areas of working surface, quality fitted appliances including a Neff dishwasher, an eye-level double oven and AEG touch control electric hob, stainless steel filter hood, glass splashback, space for a fridge/freezer, some wall tiling and light oak effect flooring, obscured double glazed window to the side, spot lighting and coved ceiling.

From the **Entrance Hall** additional door leads to the

Bedroom 1 The bedroom itself has a large entrance area adding to the sense of space, and there is a double-glazed window looking out over the communal gardens, two radiators, two inter-connecting double wardrobes with sliding mirror doors with hanging rail and shelf, tv./fm. point, telephone point, coved ceiling. Door to

En Suite Shower Room This luxurious suite features an over-sized walk-in shower with a thermostatic shower control, wall bracket, hand shower and overhead drencher unit, fitted unit with cupboards and vanity shelf housing a free-standing wash basin with a wall-mounted chromium mixer tap, w.c. with concealed cistern, wall mounted mirrored cabinet, localised tiled walls, chromium towel warmer, spot lights, extractor, obscured double-glazed window to the side. The shower room incorporates a **utility area** with a worktop having space and plumbing for a washing machine under and shelves over.

Bedroom 2 A generous second bedroom with double-glazed window looking out over the communal gardens, built-in cupboard and shelving, radiator and coved ceiling.

Guest Bathroom With a white modern suite features a panelled bath with tiled surround, vanity unit with a freestanding wash basin, chromium mixer tap, tiled surround, chromium towel warmer, back to wall W.C with vanity shelf over, spot lights, extractor.

OUTSIDE Surrounding the development are small areas of communal garden and there is a communal store cupboard for the residents' use accessed from the bin store area.

Parking There is one numbered and allocated parking space within sight of the property.

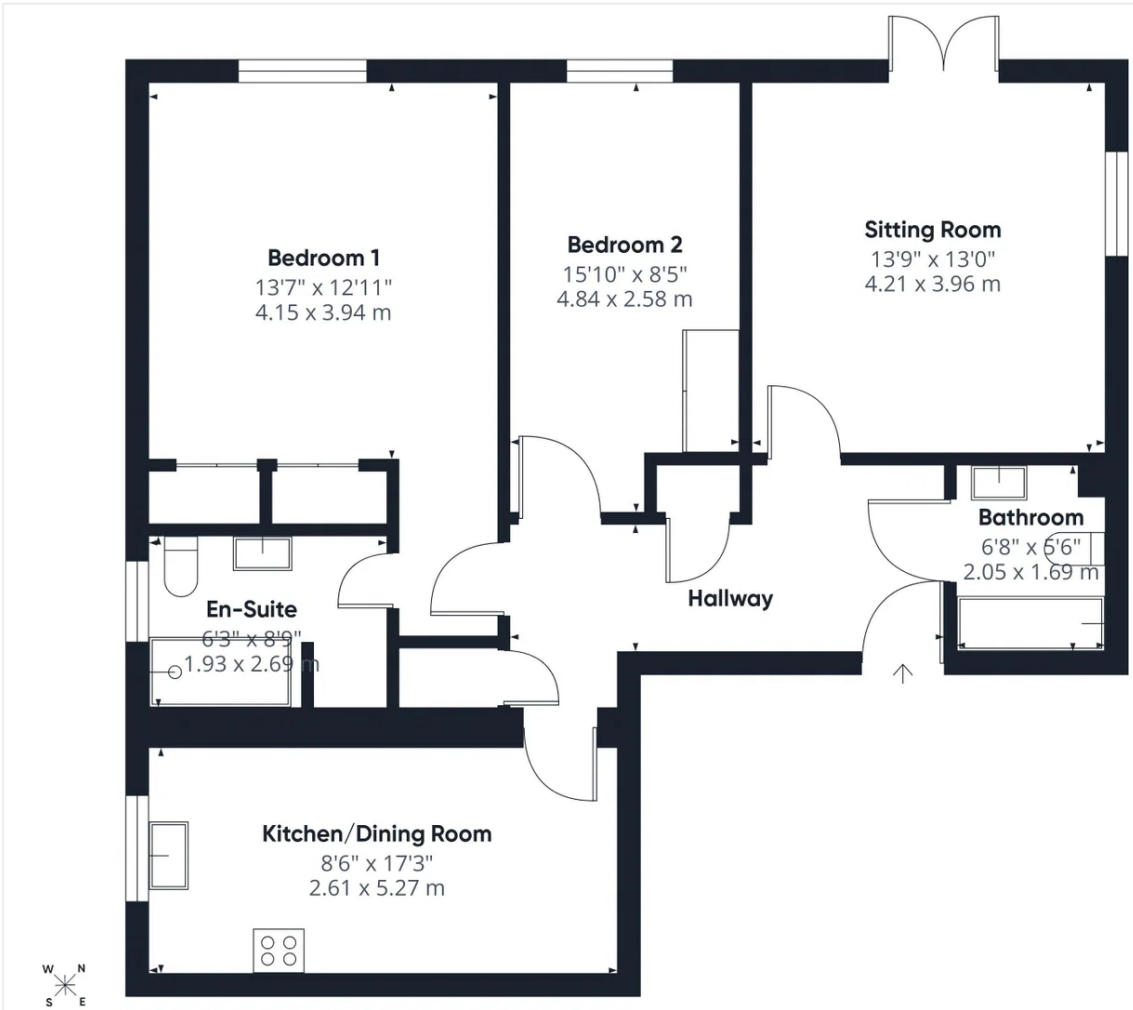
TENURE
Leasehold - 999 years lease from 1st May 2000.
Service Charge - £2928.87 per annum
Ground Rent - £200

Council Tax Band - E
EPC - E

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.

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Approximate total area(1)

882 ft²

81.9 m²

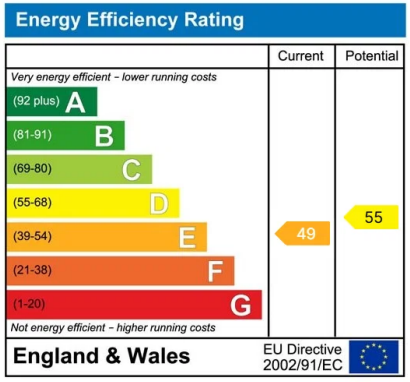
(1) Excluding balconies and terraces

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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Courtney Green Estate Agents

25 Carfax, Horsham, West Sussex, RH12 1EE

01403 252222

sales@courtneygreen.co.uk