



24 Buttercup Road
Horsham, West Sussex RH12 6AQ
Guide Price £270,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

24 Buttercup Road, Horsham, West Sussex RH12 6AQ

Courtney Green are pleased to offer for sale this very well presented second floor apartment, set within the sought after Mowbray development. Offering stylish, contemporary living with the benefit of a large private balcony, allocated parking, a long lease, and the reassurance of the remainder of a 10 year structural warranty. Having been well designed to provide spacious, light and airy living space that extends to approximately 60sq metres (646sq ft) the apartment is finished to a very high standard throughout. For convenience there is dual access at the front and rear of the building with staircase rising to the second floor and a private front door open to a welcoming entrance hall which is large enough for use as a small study area and with doors leading to an impressive open plan kitchen/living room off which is a larger than average balcony which enjoys an open southerly aspect. A modern integrated kitchen is fitted with a range of quality appliances cabinetry. A generous double bedroom also enjoys a southerly aspect and is equipped with built in wardrobe cupboard. Adjacent to the bedroom is a luxury fitted bathroom. Allocated parking is close by with provision for EV car charging.

Buttercup Road is within easy reach of the vibrant town centre of Horsham which offers an excellent selection of shops, cafes, restaurants and leisure facilities. Horsham and Littlehaven railway stations provide regular services to London and the south coast while excellent road links makes commuting straight forward. A variety of nearby parks and green spaces further enhance the areas appeal. The property is offered for sale with the benefit of no ongoing chain and the sellers agent Courtney Green strongly recommends an internal viewing to appreciate the size and quality of this delightful apartment.

The accommodation comprises:

Staircase to **Second Floor** level, door to

Enclosed Lobby, further door to

Entrance Hall

With double glazed rear aspect, grey wood effect Amtico flooring (which flows throughout the majority of the accommodation). Radiator. Utility cupboard with consumer unit, broadband terminal, space and plumbing for washing machine.

IMPORTANT NOTICE 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.

Kitchen/Living Room

Twin double glazed front aspect and double glazed skylight. Fitted with a range of base and wall mounted cupboards and drawers in grey finish having complimenting worktop surfaces and matching upstands, equipped with an eye level electric oven, electric hob with glass splashback and stainless steel filter hood over, concealed Logic combination gas fired boiler, inset one and a half bowl stainless steel sink with chromium monobloc tap, integrated dishwasher, LED pelmet lighting. Two radiators, tv/fm/dab/satellite console, double glazed door to Wide Balcony which enjoys an open southerly aspect.

Double Bedroom

Double glazed front aspect. Built in double width wardrobe cupboard with sliding doors, radiator, USB points.

Luxury Bathroom

Fitted with a white suite comprising a panelled bath with chromium thermostatic mixer control, wall bracket and hand shower and shower screen, wall mounted wash hand basin with chromium mixer tap, low level wc., localised tiling and vanity shelf, twin mirrored cabinets, white dual fuel towel rail, shaver point, downlighting.

OUTSIDE

Surrounding the development there are communal areas of gardens with shrubs and flowers. To the rear of the property there is an allocated parking space with EV charging facilities.

Tenure

Leasehold — Approximately 995 years remaining
Service Charge—1st July 2026—21stDecember 2026 £713.66(paid half yearly)
Ground Rent - £0
Estate Management Charge - 1st January 2026 - 30 June 2026 £62 and 1 July 2026 - 31 December 2026 £62

Council Tax Band -B

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.

