



86 Greenacres

North Parade, Horsham, West Sussex, RH12 2TB
Guide Price £210,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to be offering for sale this large top floor one bedroom apartment built by Croudace Homes to their Sycamore design. The property is situated on this prestigious and most sought after development within half of mile walking distance of the town, main line railway station and Horsham park. The good sized accommodation comprises entrance hall with large storage cupboards, living room, separate fitted kitchen, bathroom and double bedroom with built in wardrobe. There are well tended areas of communal gardens and an allocated parking space. The property has replacement double glazed windows throughout, a Vaillant gas boiler and the addition of an extended lease. The property is being sold with no onward chain.

The accommodation comprises:

Communal Entrance Foyer
With stairs to the

Second (Top) Floor Level

With private **Front Door** opening to the bright and spacious

L-shaped Entrance Hall

With front aspect window, entry phone, radiator, large walk in storage cupboard with radiator and shelving, further storage cupboard with hanging rail and doors to all rooms.

Bedroom

Window to the front with radiator beneath, t.v. aerial point and a range of fitted wardrobes with hanging rail and shelving.

Bathroom

Matching suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, back-to-wall w.c, radiator, extractor fan and part tiled walls.

Living Room

With a rear-aspect window enjoying views over communal grounds, radiator, t.v. aerial satellite points and door to the

Kitchen

Fitted with a range of eye and base level cabinets with matching drawers, roll-edged work surface with inset stainless steel sink with mixer tap and drainer, inset four ring gas hob with oven under and extractor hood over, space and plumbing for washing machine, space for fridge freezer, space for additional appliance, replacement Vaillant combination gas boiler and window to rear aspect.

OUTSIDE

Communal Grounds

Surrounding the various blocks are well tended and established areas of communal gardens with enclosed bin store areas.

Parking

There is an allocated (numbered) parking space together with visitors' parking bays.

TENURE

Leasehold - The original Lease has been extended and now has approximately 154 years remaining (zero ground rent)
Service Charge - £120 per calendar month (as of 01/04/2026)
Ground Rent - Zero

Managing Agents – Whitford Estates

Council Tax Band - C

Referral Fees: Courtney Green routinely refer prospective purchasers to Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.

