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6 Farm Close
Barns Green, Horsham RH13 0UW

Guide Price £135,000 Leasehold

COURTNEY GREEN

Est. 1988

Estate Agent • Letting Agent • Managing Agent

6 Farm Close, Barns Green, Horsham, RH13 0UW

A well-presented first-floor retirement flat, located in an attractive and well kept small development in the centre of the popular village of Barns Green. The village contains a variety of local amenities including a well-patronised store, land public house, a lakeside cafe, village hall, club and village green. The parish church is in the nearby hamlet of Ichingfield, and there is a theatre and sports centre at Christs Hospital, just over two miles away. The town of Horsham lies approximately 5 miles to the northeast and provides comprehensive shopping and other amenities. There is a bus service located at the front of the development to Horsham and a railway station at Christs Hospital.

Located on the first floor to the front of this select development for the over 60's, the flat offers peaceful and secure living. Approached via a staircase and private front door, a hallway leads to both of the bedrooms, the bathroom and the sitting/dining room which is a light and airy room and features a Juliet balcony overlooking the forecourt and beyond. Off the sitting/dining room is a comprehensively fitted kitchen. The whole property enjoys a pleasant aspect within the heart of the village.

There is ample communal parking to the front and the rear of the development, as well as various areas of communal gardens. A resident manager is on hand to look after the buildings and grounds, and there is a communal dining/club room and laundry room.

The accommodation comprises:

Private front door

Entrance Hall
Meter cupboard, airing cupboard access to loft space, Concept emergency call system.

Living / Dining Room
Double glazed dual aspect to the front with French doors and Juliet balcony overlooking the port. Two night storage heaters.

Kitchen
Double glazed rear aspect. Fitted with the range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, electric touch control hob, electric oven, concealed filter hood, space and plumbing for washing machine and fridge freezer, tiled splashback.

Bedroom One
Double glazed rear aspect. Fitted double width wardrobe cupboards and chest of drawers, matching bedside chest of drawers, wall mounted Dimplex panel heater.

Bedroom Two
Double glazed front aspect. Fitted wardrobes and overhead storage.

Shower Room
Frosted double glazed rear aspect. Vanity suite with inset wash hand basin with drawers under, overside shower cubicle with wall mounted Tritton electric shower unit, wall bracket and hand shower. Low-level WC, localised tiling, wall heater.

Leasehold
Service Charge—For 2026 £4880.60 per annum
Lease—54 years remaining
Ground Rent £80 per annum

Council Tax Band - 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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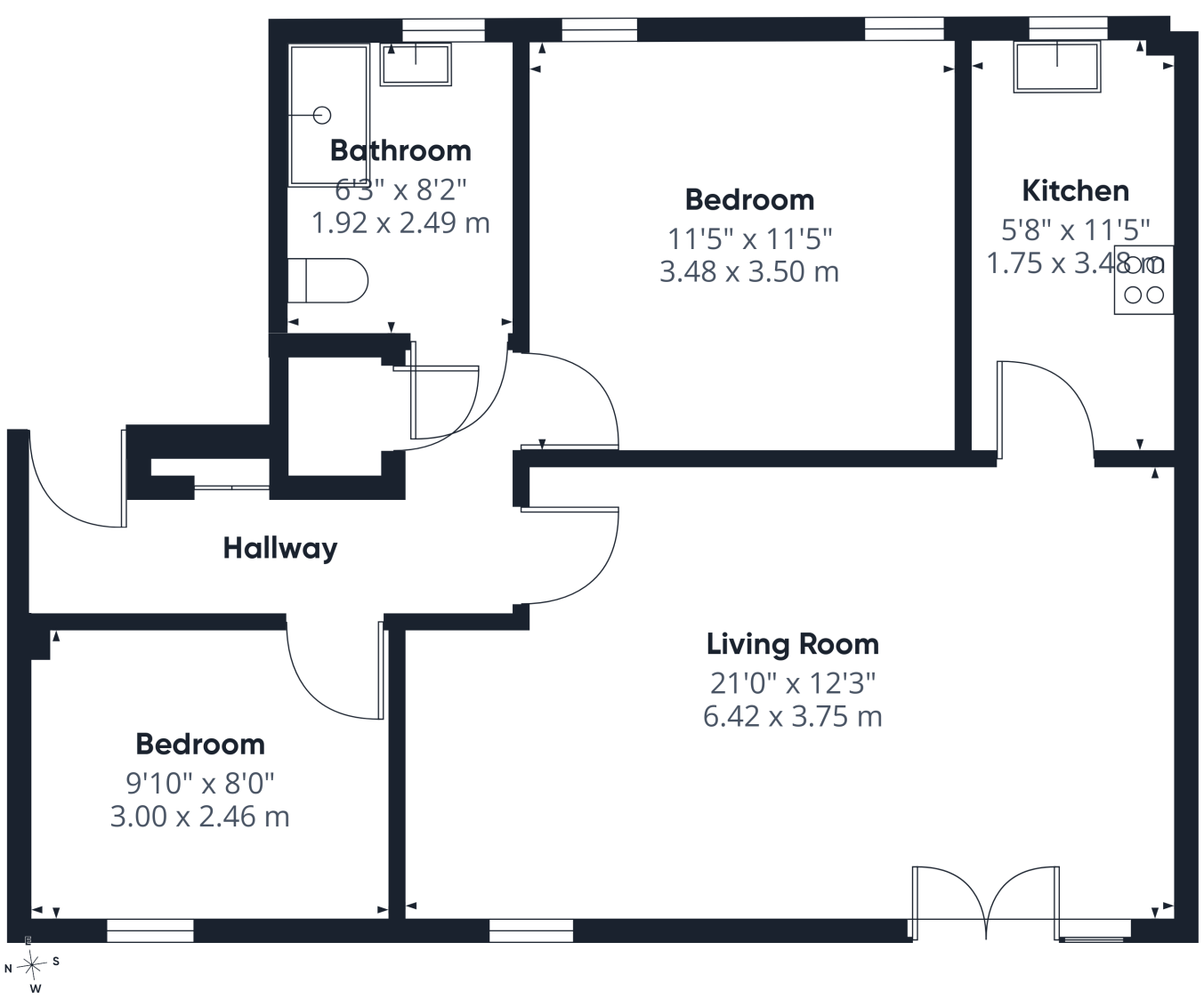
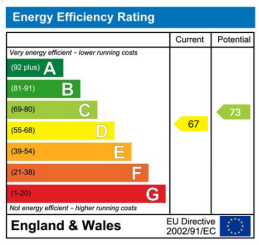


Approximate total area(1)
578 ft²
53.6 m²



(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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