



26 Bowes Close
Horsham, West Sussex, RH13 5SZ
Guide Price £260,000 Leasehold



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Situated in a convenient position within easy walking distance of Horsham station and the town centre, is this well presented 1st floor two double bedroom apartment. The spacious accommodation (692 sq ft) comprises a good size entrance hall/study area, off which is a living room with a deep bay window, a principal bedroom with built-in wardrobe cupboard and an en-suite shower room, a second double bedroom and guest bathroom, and a integrated kitchen/breakfast room with built-in appliances. The property has double glazed replacement windows and electric heating. Bowes Close is an established development with communal areas, allocated parking and visitors' parking.

The accommodation comprises:

Communal Front Door With entry phone security system, staircase rising to the first Floor Level.

Private Front Door to

Entrance Hall/Study Area Double glazed front aspect, telephone point, coved ceiling, airing cupboard with pressurised hot water cylinder and shelving. Deep double glazed bay window with cushioned bench seat, coved ceiling, TV/FM and satellite points.

Kitchen/Breakfast Room Double glazed rear aspect. Fitted with a range of base and wall mounted cupboards and drawers in light wood effect finish and having complementing worktop surfaces with coloured ceramic tiled splashbacks, 1 1/2 bowl single drainer stainless steel sink unit with chromium monobloc tap, Samsung touch-control hob with stainless steel filter hood over, space and plumbing for fridge/freezer, dishwasher and washing machine, pelmet lighting and downlighting, ceramic tiled flooring.

Principal Bedroom Double glazed rear aspect. Double width wardrobe cupboard, telephone point, tv point, coved ceiling. Door to

En-Suite Shower Room With low level WC, vanity wash hand basin with chromium mixer tap and cupboard under, quadrant shower cubicle with sliding door, chromium thermostatic shower control with wall bracket, hand shower and overhead drencher unit. Localised tiled walls, ceramic tiled flooring, illuminated mirror, shaver point, wall mounted hairdryer, electric wall heater, extractor fan.

Bedroom 2 Double glazed rear aspect, coved ceiling.

Guest bathroom Frosted double glazed front aspect. Fitted with a white suite comprising panel bath with chromium mixer tap and shower attachment, wall bracket, low level WC, pedestal wash hand basin with chromium taps, localised wall tiling and ceramic tiled floor, extractor fan, shaver point, chromium towel warmer.

OUTSIDE

Within Bowes Close there are communal areas of gardens with children's play area, allocated parking space and visitors parking.

TENURE

Leasehold - 125 years from 1998
Service Charge - £1743.97 per annum
Ground Rent - £312.50 per annum

Council Tax Band - C

Agent's Notes: 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 in good faith, but we have not 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.

