



## 22 Keats House

Pondtail Close, Horsham, West Sussex, RH12 5HS

Guide Price £270,000 (Share of Freehold) Leasehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

# 22 Keats House, Pondtail Close, Horsham, West Sussex, RH12 5HS

Courtney Green are delighted to be offering for sale this luxury second floor apartment built by Swan Hill Homes and offered for sale with a 999 years Lease from 2002, and in very good decorative order throughout. With the benefit of double glazed windows and a gas fired heating system to radiators, the accommodation comprises a master bedroom with en-suite shower room, second double bedroom and fitted bathroom, and a lovely spacious living/dining room off which is a fitted kitchen with built in appliances. A delightful feature of the living/dining room is the outlook over adjoining playing fields through double opening French doors and a Juliet balcony. The property features quality laminate flooring throughout with ceramic tiled flooring to the bathrooms and kitchen area. In addition, most rooms are equipped with chromium electrical face plates. The property is located at the end of this desirable residential close and Keats House adjoins Pondtail Park through which a 15-minute walk leads to Littlehaven Station. Horsham town centre with its comprehensive range of shopping, sporting and leisure facilities is approximately 1 3/4 miles distant. There will be no forward chain and we strongly recommend an internal inspection of this delightful residence to appreciate its finer qualities and spacious living accommodation.

The accommodation with approximate room sizes is as follows

Communal front door with entry phone security system, staircase rising to

## Second Floor Landing

Private front door to

## Entrance Hall

With laminate wood flooring, radiator, coved ceiling, entry phone, cupboard housing unvented water heater and shelving.

## Living/Dining Room

With double glazed double aspect to the sides with double glazed French doors opening to a Juliet balcony with delightful outlook over adjoining playing fields. Two radiators, laminate wood flooring, coved ceiling, twin satellite leads, opening to

## Kitchen

With double glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink, four ring stainless steel hob with filter hood over and electric oven under. Integrated fridge/freezer, slimline dishwasher, plumbing for a washing machine. Corner carousel, radiator, downlighting, concealed Glow Worm gas fired boiler, pelmet lighting, ceramic tiled walls.

## Bedroom 1

Double glazed side aspect. Coved ceiling, laminate wood flooring, twin satellite cable, 'phone point, double wardrobe cupboard, door to

## En-suite Shower Room

With vanity unit, housing inset wash hand basin with chromium mixer tap and cupboards under, back to wall WC, corner shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, half tiled walls, ceramic tiled flooring, electric towel warmer, extractor fan.

## Bedroom 2

Double glazed double aspect to the front and side, radiator, laminate wood flooring, double wardrobe cupboard, t.v. point, 'phone point.

## Bathroom

Frosted double glazed side aspect, vanity unit with inset wash hand basin with chromium mixer tap, vanity shelving, cupboards under, back to wall WC, panel enclosed bath with chromium mixer tap and hand shower, half tiled walls, electric towel warmer, ceramic tiled flooring, downlighting, shaver point.

## OUTSIDE

### Communal Grounds

A well maintained communal grounds, vehicular access through an archway leads to allocated parking, concealed bin store.

## TENURE

Leasehold - 999 years Lease from 25th December 2002.

Ground Rent - Peppercorn.

Service Charge - £2193.16 to 24/12/2026

Managing Agents - Hunters, Burgess Hill, West Sussex, RH16 3AH. (01444) 254400

## Council Tax Band - D

**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.

