



Living Room



Kitchen



Master Bedroom



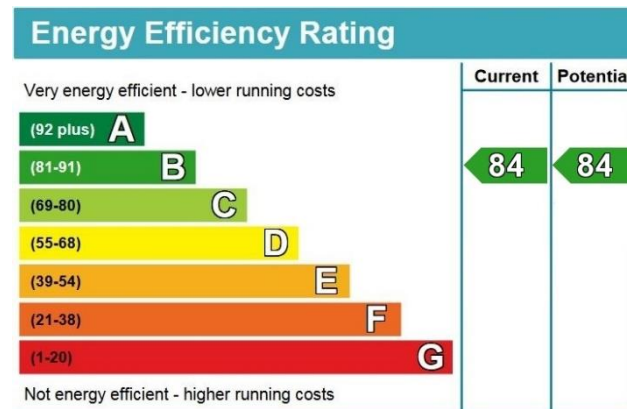
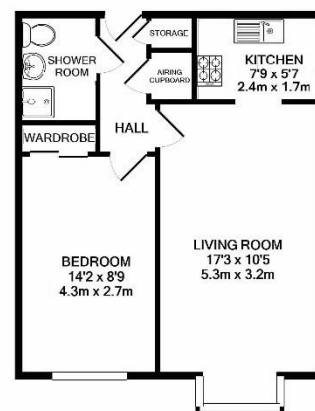
Shower Room



Patio Area



Communal Garden



EPC

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COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent



Sales: (01403) 252222 • sales@courtneygreen.co.uk

Lettings: (01403) 252200 • lettings@courtneygreen.co.uk

Residential Management: (01403) 246170 • management@courtneygreen.co.uk

www.courtneygreen.co.uk

Draft Details for
**26 JASMINE COURT, LONDON ROAD,
 HORSHAM, WEST SUSSEX, RH12 1AX**
PRICE £175,000 LEASEHOLD



Courtney Green are pleased to offer for sale this first floor (with lift access) one bedroom flat, situated in a popular development built by Bryant Homes in the mid 1980's. Specifically designed for the over 60's and centrally located for Horsham town centre and the Park. The property offers comfortable living with the benefit of twenty-four hour remote monitoring services having emergency pull cords in each room and communal facilities including a large residents' lounge with reading area, laundry room and a guest bedroom which is available for residents' visitors by appointment. There is also a House Manager who is on site five days a week. The accommodation comprises a double bedroom, refitted shower room, living room and a kitchen. The property has been redecorated with new carpets and vinyl throughout and enjoys the benefit of sealed unit double glazed windows and electric storage heating. Surrounding the property are delightful communal gardens which adjoin Horsham Park. The property is offered for sale with the benefit of **no on-going chain**.

Ref: 20/4895/17/08



Registered Office: 25 Carfax, Horsham, West Sussex RH12 1EE • Registered in England No. 06982015 VAT Reg No. 492 3629 21

The accommodation comprises:

Security communal entrance to the main building.

Entrance Foyer

With Scheme Manager's office, doors to the Residents' Lounge, inner passage with w.c.s and Residents' Laundry, lift and staircase to all floors.

First Floor Landing

Passageway and private door to No. 26.

Entrance Hall

With emergency call device, store cupboard also housing the electricity fuse box, water meter, airing cupboard housing the hot and cold water tanks.

Shower Room

Refitted with a new white suite comprising walk-in shower cubicle with Triton electric shower unit with wall bracket and hand shower, wall mounted fold down seat, vanity unit with an inset wash hand basin with chrome mixer tap and cupboard under, low level W.C, mirror fronted cabinet, extractor fan, Dimplex heater, emergency pull cord.

Bedroom

Double built-in wardrobe cupboard, convector heater, emergency pull-cord, sealed unit double glazed window overlooking London Road and the Methodist Church.

Living Room

With sealed-unit double glazed front aspect bay window enjoying the same outlook as the bedroom, storage heater with integrated convector heater, t.v. aerial point, telephone, emergency pull-cord. sliding door to the:

Kitchen

Fitted with a range of eye and base level storage cupboards with matching drawers, complimenting worktops and single drainer sink unit with chrome taps, space for electric cooker, fridge/freezer and microwave, ceramic tiling, extractor fan and wall mounted heater.

OUTSIDE

Gardens and Parking

Surrounding the building are very attractive and well tended areas of communal gardens, from which a gate leads directly into the Park. There is a residents' parking area although the spaces are not allocated.

FACILITIES

There is a Scheme Manager, and outside of normal working hours, all emergencies are directed to a 24 hour monitoring service. There is a communal laundry, residents' sitting room of very attractive proportions. There is a guest bedroom which is available by appointment.

TENURE

Leasehold - 102 years and 9 months remaining (from September 2020).

Service Charge - 01 Apr 2021 - 31 Mar 2022 £3093.97

Ground Rent - £150 per annum.

Managing Agents: First Port Management Services Limited Tel: 03333214051

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