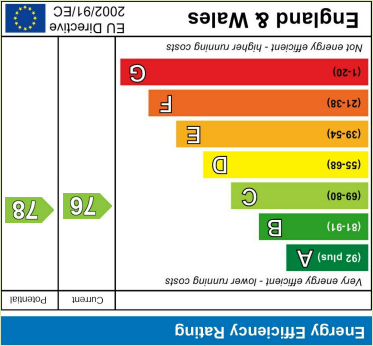
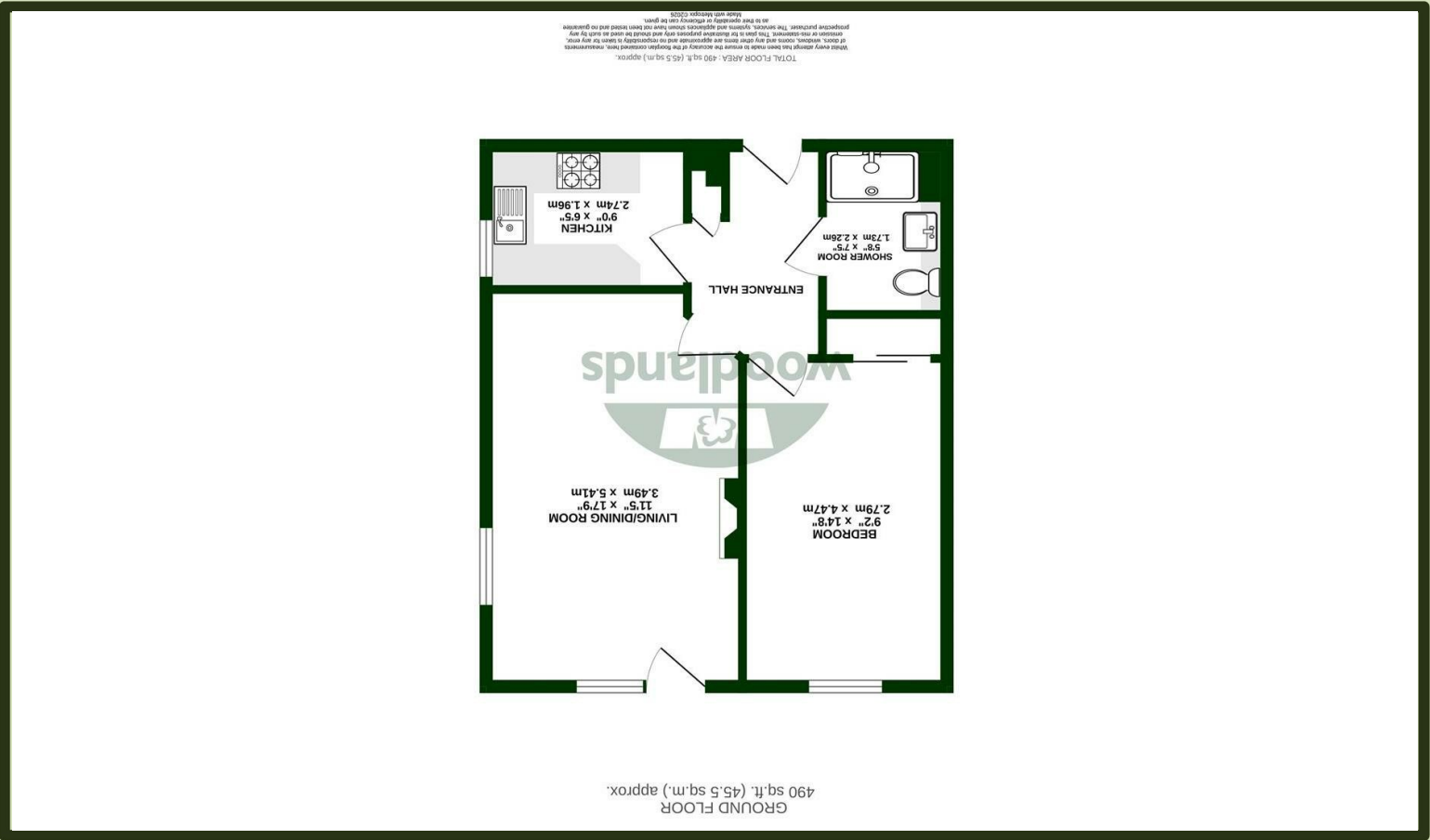




3 Tulip Court, North Parade, Horsham, West Sussex, RH12 2RL



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Tel: 01403 270270

LOCATION: The property is conveniently situated close to Horsham's thriving town centre and mainline station with access to both London Victoria/Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre as well as Pines Place offering an Everyman cinema. The A24, M23 are close by giving access to London, Gatwick and the South coast.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and then turn right at the next set of traffic lights into Springfield Road. Continue along this road which leads into North Parade with Horsham park on your right hand side. Go straight ahead at the first set of traffic lights, and at the next set turn left into West Parade. Tulip Court is situated on the corner of North Parade and West Parade.

COUNCIL TAX: Band B.

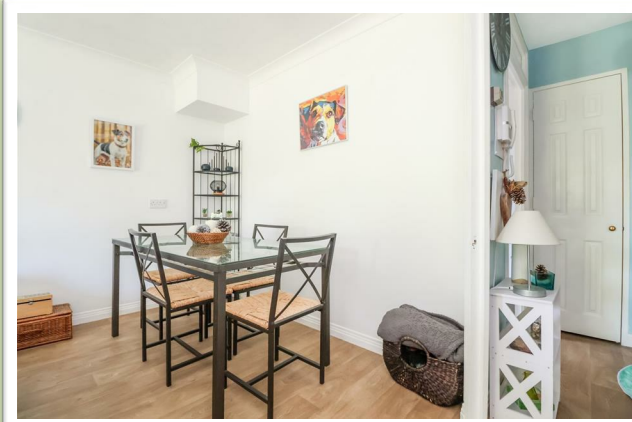
EPC Rating: C.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC's are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above-named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.



Offered to the market with no onward chain and available exclusively to purchasers aged 55 and over, this beautifully presented ground floor apartment enjoys a peaceful position within the highly regarded Tulip Court retirement development.

A small and exclusive collection of apartments, Tulip Court has become one of Horsham's most desirable retirement addresses, perfectly located within easy walking distance of the town centre, local shops and Horsham railway station. Residents also benefit from beautifully maintained communal gardens, a monitored 24-hour emergency call system and welcoming communal areas, making it easy to see why homes here are so sought after.

Occupying an enviable rear position on the ground floor, the apartment offers the added convenience of its own direct access via the glazed living room door, as well as a secure communal entrance with attractive wood-panelled hallways. Lift access serves the upper floors, while this apartment enjoys the ease of ground floor living.

Stepping inside, a generous entrance hall creates an excellent first impression, providing ample space for a sideboard or additional furniture alongside a practical storage cupboard, ideal for coats and shoes.

The spacious living/dining room is a standout feature of the home, offering a bright, contemporary feel with tasteful neutral décor and an abundance of natural light from its dual-aspect windows and full-height glazed door. There is plenty of room to comfortably accommodate both seating and dining areas, while the attractive electric fireplace provides a welcoming focal point. The glazed door opens directly onto the delightful communal gardens, creating a wonderful connection with the outdoors. Enjoying a private, non-overlooked outlook, residents can make full use of the attractive seating areas, mature planting and colourful borders, providing a peaceful setting to relax throughout the year.

Off the hallway is a well presented kitchen, fitted with a good range of base and wall units, a fitted oven and gas hob, and space for freestanding washing machine and fridge-freezer. The generous double bedroom offers excellent storage with mirrored fitted wardrobe while the stylish shower room is fitted with a large walk-in shower and contemporary vanity wash hand basin.

For added reassurance, every room is fitted with an emergency pull cord linked to a monitored assistance service, providing valuable peace of mind for both residents and their families.

Outside, communal parking is available on a first come, first served basis, completing this fantastic opportunity to enjoy comfortable, secure and conveniently located retirement living in the heart of Horsham.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL 5'9" x 9'5" (1.75m x 2.87m)

LIVING/DINING ROOM 11'5" x 17'9" (3.48m x 5.41m)

KITCHEN 9'0" x 6'5" (2.74m x 1.96m)

BEDROOM 9'2" x 14'8" (2.79m x 4.47m)

SHOWER ROOM 5'8" x 7'5" (1.73m x 2.26m)

OUTSIDE

COMMUNAL GROUNDS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 151 YEARS

LEASE TERM: 25.03.1988 TO 24.03.2177

SERVICE CHARGE: £4,428.12 PER ANNUM

GROUND RENT: NONE PAYABLE

NO ONWARD CHAIN



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