Chesterton Court, Horsham, West Sussex, RH13 6SP

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£75,000

Exclusively for the over-55s, this well-positioned retirement apartment offers both comfort and convenience, set within easy walking distance of local shops and with bus routes right on the doorstep providing swift connections into Horsham town centre. Here, residents can enjoy a vibrant mix of high street names, independent boutiques, cafés, restaurants and bars, while excellent mainline rail links to London - reaching the capital in under an hour - make this an especially appealing location.

Residents at Chesterton Court benefit from a welcoming and sociable environment, with access to a communal lounge, attractively landscaped gardens and guest accommodation for visiting friends and family. The development offers a flexible lifestyle - ideal for those seeking independence, yet equally suited to anyone looking to engage with a friendly community and enjoy organised activities and events throughout the year.

Situated on the top floor and served by a lift, the apartment itself presents a fantastic opportunity for a new owner to modernise and personalise to their own taste. The generous living/dining room is bright and airy, enhanced by a large window that draws in plenty of natural light. The kitchen is fitted with a selection of wall and base units, along with an integrated oven and hob, and space for additional appliances.

The double bedroom is well-proportioned and benefits from a fitted triple wardrobe, while the bathroom includes a bath with an electric shower overhead. Additional storage is thoughtfully provided via a large hallway cupboard and separate airing cupboard, completing the accommodation and adding to the practicality of this appealing home.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS & LIFT ACCESS TO:

SECOND FLOOR

FRONT DOOR TO:

ENTRANCE HALL 5'10" x 11'0" (1.78m x 3.35m)

LARGE STORAGE CUPBOARD 1'03" x 208" (0.38m x 63.40m)

LIVING/DINING ROOM 10'04" x 18'0" (3.15m x 5.49m)

KITCHEN 7'11" x 6'10" (2.41m x 2.08m)

BEDROOM 8'11" x 14'04" (2.72m x 4.37m)

BATHROOM 5'01" x 7'05" (1.55m x 2.26m)

OUTSIDE

COMMUNAL GROUNDS

COMMUNAL PARKING

OUTGOINGS

LEASE TERM: 99 YEARS FROM 25.03.1987

LEASE LENGTH: 60 YEARS

SERVICE CHARGE: £3,552.60 PER ANNUM

GROUND RENT: NONE PAYABLE

NO ONWARD CHAIN

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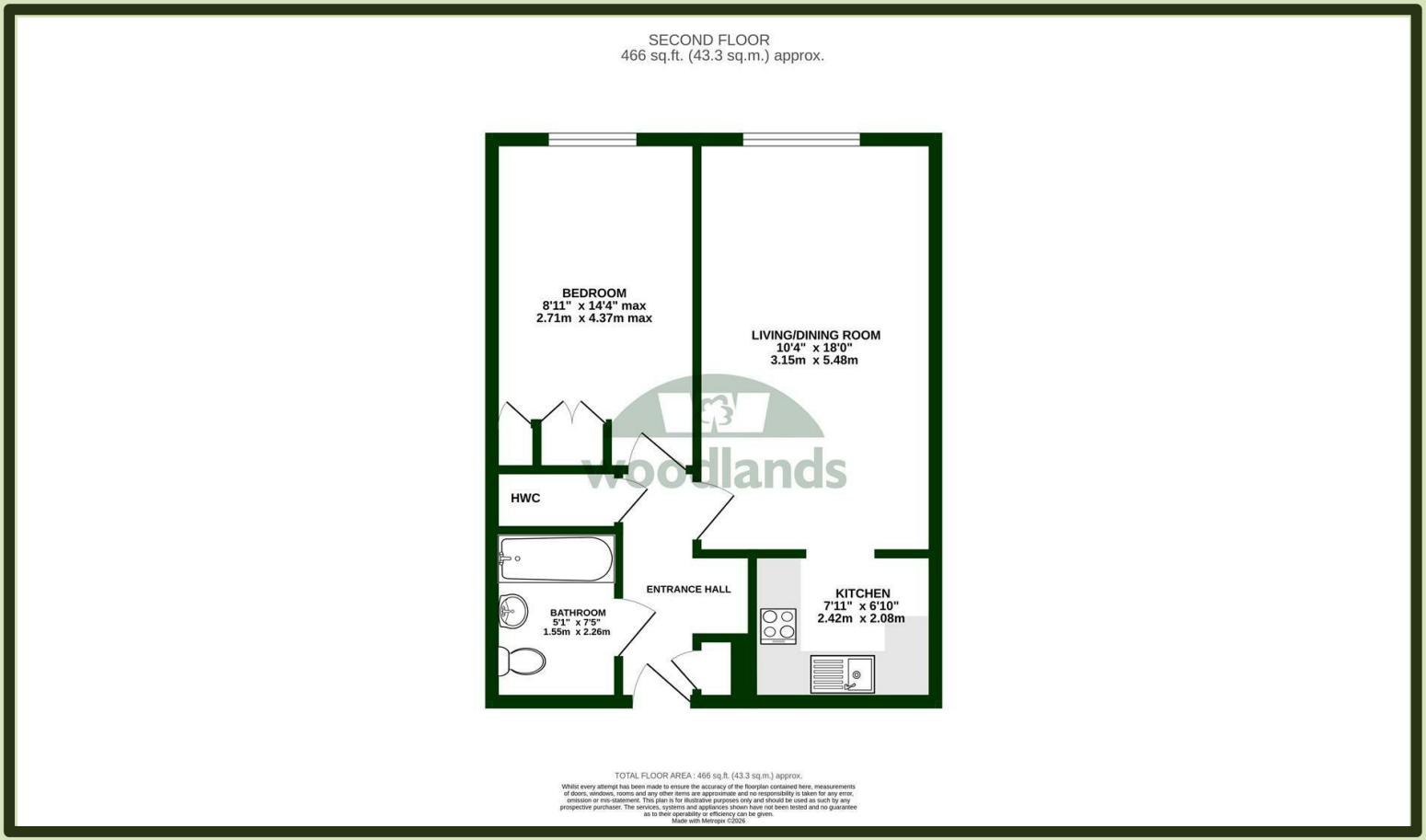


LOCATION: Conveniently situated within 1/4 of a mile of local shops, Post Office and Chemist and close to a regular bus route for Horsham Town Centre which offers a varied and comprehensive range of shops, a vibrant restaurant and cafe culture and recreational facilities. Horsham's mainline station offers links to both London and Brighton. The A264 Horsham bypass provides simple access to London and the South Coast, connecting with the M23 and the M25 and provides easy access to London, Heathrow and Gatwick International Airports (Gatwick being only approximately 9 miles away).

OTHER INFORMATION: On the top floor there is a communal drying room which is available for all residents. There is also a guest suite which can be used with prior arrangement with the warden for a nominal fee. There is 24 hour emergency call service in 3 of the rooms.

COMMUNAL LOUNGE AREA: The residents lounge is located on the ground floor and is used for a variety of social events, with doors giving access to the attractive gardens with seating areas.

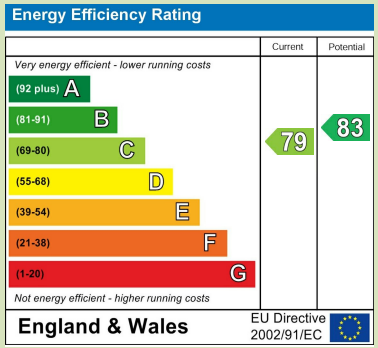
DIRECTIONS: From Horsham town centre go straight ahead the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road and at the next roundabout take the third exit following the signs to Crawley. Take the first left into Manor Fields, follow this road round and turn left into a continuation of Manor Fields. Chesterton Court will then be found on the right hand side.

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.



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