Farm Close, Barns Green, West Sussex, RH13 0UW

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£100,000

Available to purchase for those aged 60 and over, and situated in the idyllic Sussex Countryside, this well presented 2 bedroom leasehold apartment is available with no onward chain.

The setting is enviable, located in the village of Barns Green just a few miles away from the historic market town of Horsham, owners get to enjoy the peaceful pace of village life, whilst also having outdoor space to enjoy in the summer months in this community-minded setting of similar properties. Farm Close is a development specifically designed for senior living. Owners will enjoy the benefit of laundry facilities, guest accommodation, communal lounge and gardens as well as communal parking. There is a modern on-call care system in place for each property and a site manager looking after the day-today management of the development. You can be as involved with the local community or as independent as you wish. There are regular local buses into Horsham and Storrington, and Barns Green benefits from the popular Sumner Ponds and café, Queens Head Pub, a village store and stunning countryside walks.

Accessed from a convenient parking area, external stairs lead to the first floor. The accommodation comprises an entrance hall leading to a well-equipped shower room with ease of access in mind. The living/dining room is a good proportion, decorated in light neutral tones, with feature French doors opening to a Juliette balcony. Beyond this is a well equipped kitchen with a good range of base and wall units and space for freestanding appliances. The principal bedroom is a generous size with fitted double wardrobe, and there is a second single bedroom.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FIRST FLOOR

ENTRANCE HALL 6'07" x 11'08" (2.01m x 3.56m)

LIVING/DINING ROOM 14'03" x 12'03" (4.34m x 3.73m)

KITCHEN 5'09" x 11'09" (1.75m x 3.58m)

BEDROOM ONE 9'09" x 12'02" (2.97m x 3.71m)

BEDROOM TWO 6'05" x 11'08" (1.96m x 3.56m)

SHOWER ROOM 6'11" x 8'10" (2.11m x 2.69m)

OUTSIDE

COMMUNAL GARDENS

COMMUNAL PARKING

ADDITIONAL FACILITIES:

LAUNDRY FACILITIES

COMMUNAL LOUNGE

OUTGOINGS

LEASE LENGTH: 59 YEARS

SERVICE CHARGE: £4,596.54 PER ANNUM

GROUND RENT: £80 PER YEAR

NO ONWARD CHAIN

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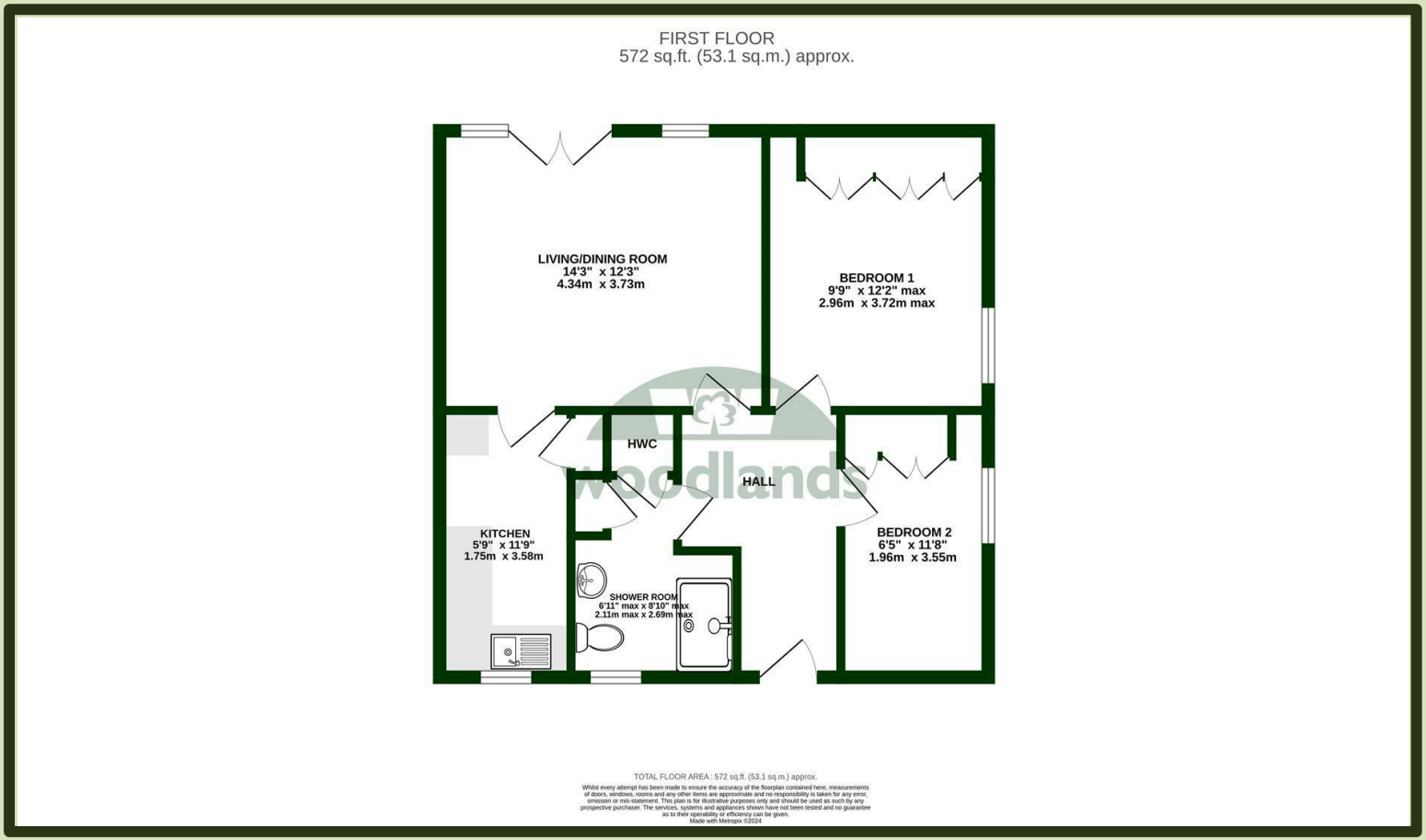


* SERVICE CHARGE INCLUDES: Services of the estate manager, gardening, window cleaning, outside maintenance, communal area maintenance and decoration, testing and maintenance of alarm system.

LOCATION: Barns Green has a thriving community centred around the village green, excellent amenities including shop/post office and the busy Queens Head Pub. Another popular attraction in the village is Sumners Ponds campsite which has a delightful lakeside café and restaurant. There is also a local primary school within the village and a local preschool.

Barns Green sits between the larger villages of Billingshurst (approximately 3.5 miles away) and Southwater (under 3 miles away), while Horsham is just over 4 miles away.

For those needing to commute, Christ Hospital Station (2.4 miles) and Horsham Station (5 miles) have a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is also easy access to the M23 leading to the M25.

The historic market town of Horsham offers a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. There is also East Street or 'Eat Street' as it is known locally, where there is a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: Horsham Park has a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course. Further afield, the stunning South Downs and coast are within easy reach by car or train.

DIRECTIONS: From Horsham proceed out of town in a Southerly direction along the Worthing Road and turn right into Tower Hill at The Boars Head Public House. Continue along this road, which leads into Two Mile Ash Road. At the T junction (next to The Bax Castle Public House) turn right and proceed towards the village of Barns Green. You will pass a turning on your right for Rye Farm Lane and then continue past the turning on your left for Trout Lane. Keep going straight ahead along Two Mile Ash Road, proceed under a railway bridge and into the village. Continue past Barns Green Primary school on your left and at the T junction turn left onto Chapel Road. Continue past the Queens Head pub and Farm Close is then the second turning on the left.

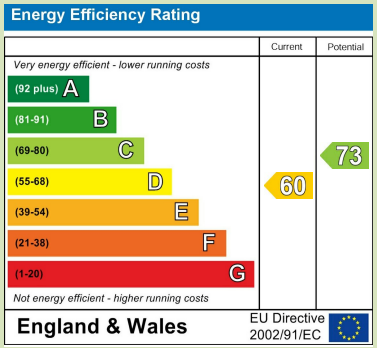
COUNCIL TAX: Band B.

EPC Rating: D.

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.



MISREPRESENTATION ACT

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The mention of any appliances and/or services, does not imply they are in full and efficient working order.