



Chesterton Court, Horsham, West Sussex, RH13 6SP



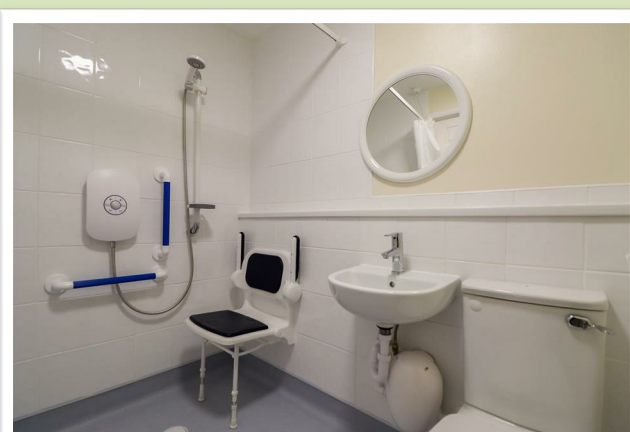


A particularly bright and spacious apartment for those aged 55 and over, on the top floor of this popular development. The property is a short walk from local shops and there is a local bus route directly outside the front of the property for quick access to Horsham town centre, where residents can enjoy an excellent array of amenities, major retailers and independent shops and a wonderful range of restaurants and bars. With main line train access to London taking under 1 hour, you can see why so many people settle down here.

The property benefits from the use of a communal lounge, beautifully maintained gardens and guest accommodation. The joy of living at Chesterton Court is that a resident can be as independent as they wish, or can form part of the fantastic social circle that residents can enjoy- taking part in activities and social events through the year.

The flat is easily accessed with lift to the top floor. The living area benefits from dual aspect views and large windows that flood the area with natural light. The kitchen is well laid out with a good range of base and wall units, and room for a range of appliances. The bedroom is a large double with fitted cupboards and the bathroom has been made into a wet room for ease of access for those with reduced mobility. A large fitted cupboard in the hallway completes the internal accommodation.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS OR LIFT TO:

TOP/SECOND FLOOR

FRONT DOOR TO:

ENTRANCE HALL WITH SECURITY ENTRY PHONE

LIVING ROOM 10'06" x 17'11" (3.20m x 5.46m)

KITCHEN 7'11" x 6'11" (2.41m x 2.11m)

DOUBLE BEDROOM 8'10" x 14'04" (2.69m x 4.37m)

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

OUTSIDE

COMMUNAL GROUNDS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 64 YEARS

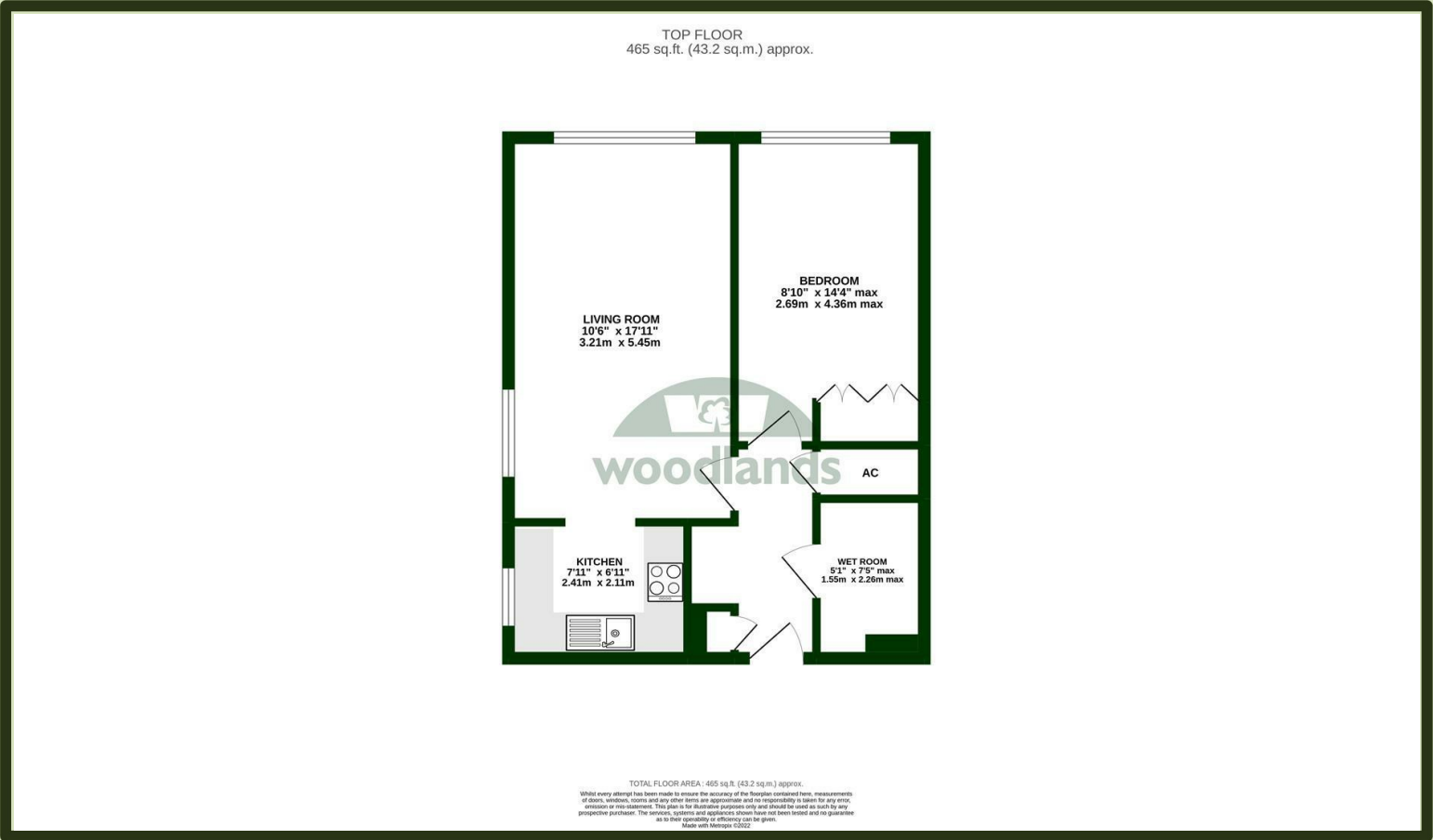
SERVICE CHARGE: £260.11 PER MONTH

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.

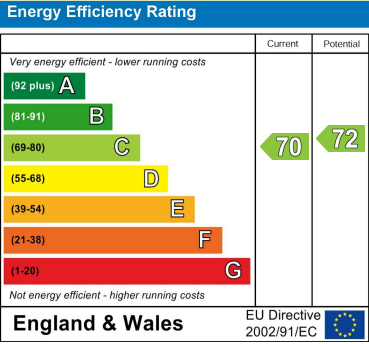
DIRECTIONS: From Horsham town centre go straight ahead the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road and at the next roundabout take the third exit following the signs to Crawley. 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.

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

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, 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.