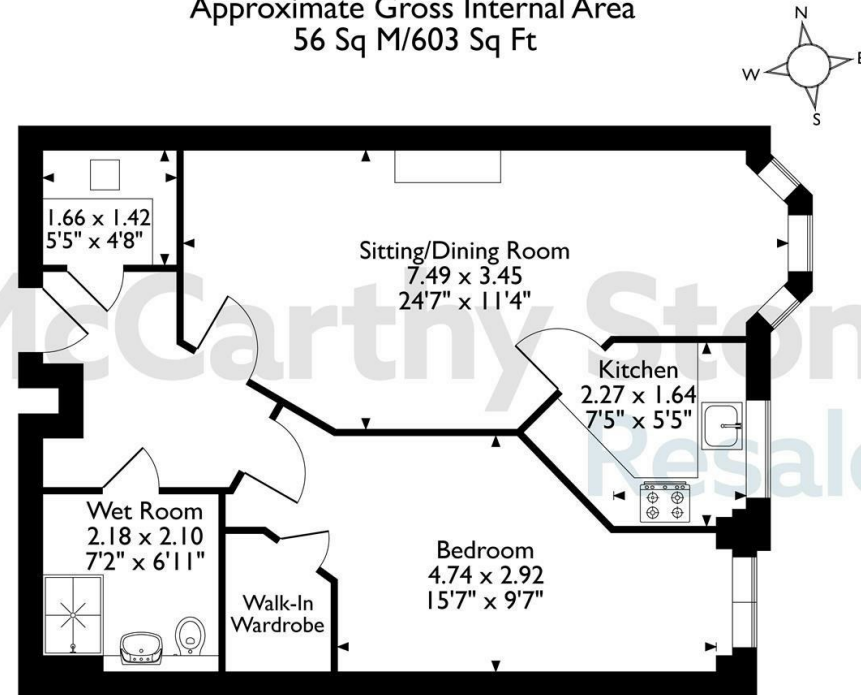


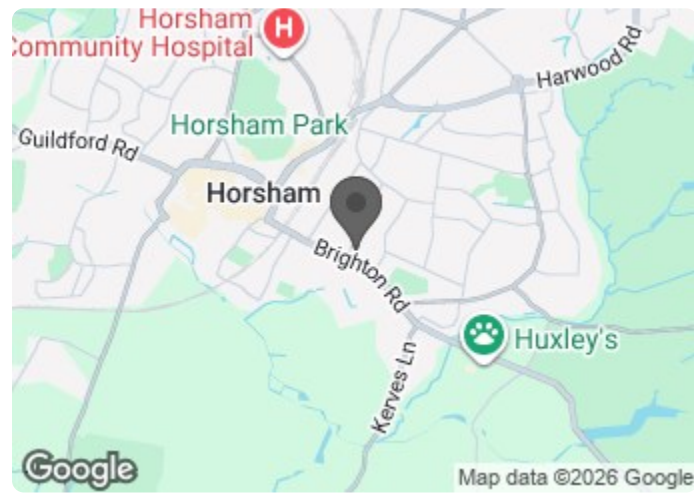
3 Clarence Court, Brighton Road, Horsham, West Sussex
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



Ground Floor Flat

∇The position & size of doors, windows, appliances and other features are approximate only.
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8689474/DST.

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544



3 Clarence Court

Clarence Road, Horsham, RH13 5TS



Asking price £215,000 Leasehold

A beautifully bright one bedroom south-east facing ground floor apartment situated within Clarence Court a McCarthy Stone retirement living development. Flat 3 benefits from being ideally situated to access the lounge, guest room, recycling area and laundry facilities. The apartment's front door is directly opposite the doors to the lounge making access to the regular activities there simple. The laundry room is a short walk from the front door.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Clarence Court, Clarence Road, Horsham

1 Bed | £215,000

Summary

Clarence Court was built in 2014 by McCarthy and Stone and is purpose built for Retirement Living for the over 60's.

There is a beautiful homeowners communal lounge which is used for social events or as an extension to the apartment in which to entertain family or friends with doors leading out to a paved patio area surrounded by landscaped gardens. Communal facilities also include a guest suite for visiting family and friends (fees apply), a fully equipped laundry room, a lift to all floors and a mobility scooter store with charging points.

The camera door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call points in the apartment and throughout the development.

There is a House Manager on site during office hours and the development links through to a 24 hour emergency call system for when they are off duty.

It is a condition of purchase that all Residents must be over the age of 60 years.

Entrance Hall

Front door with spy hole and letter box leads to the entrance hall, where the 24-hour emergency response system is wall mounted. From the hallway there is a door to a walk-in storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Living Room

A beautifully presented south-east facing lounge enjoying an outlook towards the side elevation. The room offers ample space for both living and dining areas and features a modern electric fireplace, creating an attractive focal point. Additional features include TV and telephone points, a Sky/Sky+ connection point, two ceiling light fittings, and raised electric power sockets for convenience. A part-glazed door leads through to the kitchen.

Kitchen

Modern kitchen a range of wall and base units with complimentary work surfaces over. Stainless steel sink with lever tap and drainer unit inset sits below the south east facing window. Built-in appliances include; Hotpoint electric oven, ceramic hob, stainless steel extractor hood and integrated fridge/freezer.

Bedroom

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. TV and phone point, ceiling lights and raised power points.

Shower Room

A contemporary suite comprising a full width walk-in shower with grab rails and glass screen, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, extractor fan and emergency pull cord.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV.

Service Charge £3,038.47 per annum (for financial year end 30/09/2026). Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

To find out more about service charges please contact your Property Consultant or House Manager.

Lease Information

Lease Length: 125 years from January 2014

Ground Rent: £425.00 per annum

Ground Rent Review Date: January 2029

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Full Fibre Broadband available
 - Mains water and electricity
 - Underfloor room heating
 - Mains drainage

