

37 Clarence Court

Brighton Road, Horsham, RH13 5TS



Asking price £310,000 Leasehold

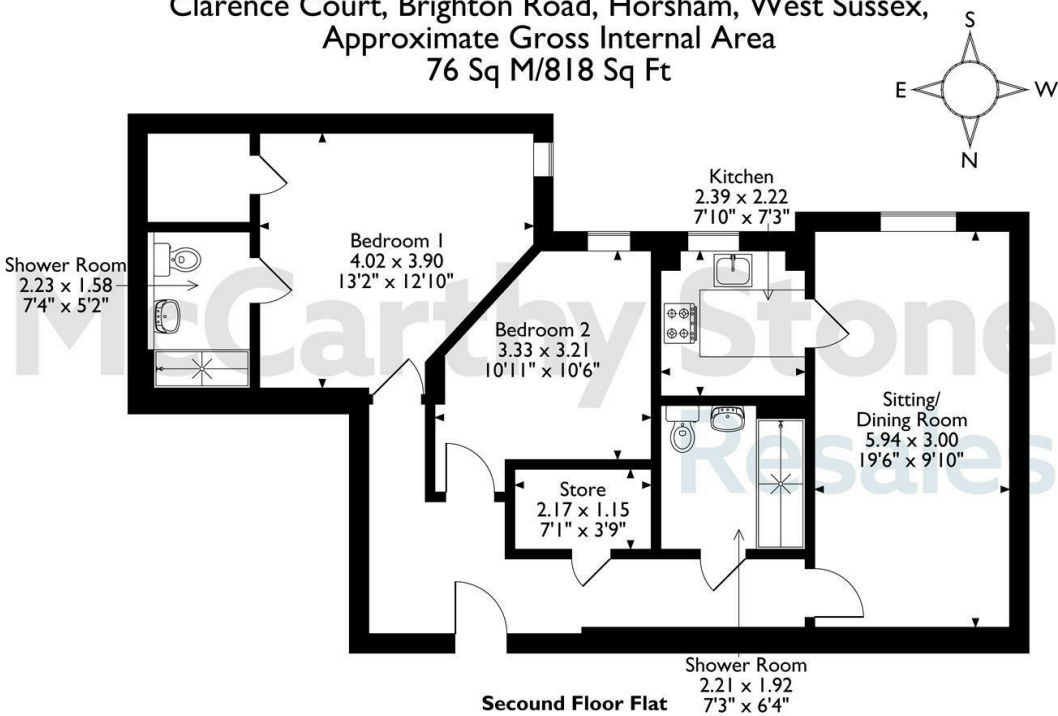
A well presented TWO BEDROOM, TWO SHOWER ROOM apartment, ideally situated on the SECOND FLOOR very close to the lift. This particularly spacious property boasts a CORNER POSITION which overlooks the COMMUNAL GARDENS.

Clarence Court is a MCCARTY STONE Retirement development for the over 60's and is conveniently located for all local amenities and bus routes. On-site facilities include a communal lounge where SOCIAL EVENTS take place, a GUEST SUITE for visiting family and friends, and more!

Call us on 0345 556 4104 to find out more.

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

Clarence Court, Brighton Road, Horsham, West Sussex,
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8639062/DST.

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Clarence Court, Brighton Road, Horsham

2 Bed | £310,000

Development Overview
Clarence Court was built in 2014, by McCarthy and Stone and is purpose built for Retirement Living. Communal facilities include a fully equipped laundry room a lift to all floors and a mobility scooter store with charging points.

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.

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.

The House Manager on site during office hours and the development will link through to the 24 hour emergency call system for when they are off duty.

This apartment has a fully fitted kitchen with a built-in electric oven and fitted fridge/freezer. The double bedroom boasts a walk-in wardrobe, large living room and fitted and fully tiled shower room with level access shower and underfloor heating.

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

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

Living Room
A well presented and spacious living room with space for a small dining table and chairs. Window overlooking the communal gardens, TV and telephone points, Sky/Sky+ connection point,

two ceiling lights, fitted carpets and raised electric power sockets. Part glazed door to kitchen.

Kitchen
Modern kitchen with tiled floor and extensive range of base and wall units fitted with contrasting work surfaces over. Stainless steel sink with lever tap and drainer unit sits beneath the electronically operated window, which boasts a garden view. Built-in electric oven, ceramic hob and stainless steel extractor hood. Integrated fridge/freezer, partly tiled walls.

Bedroom One
A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Raised power points. Door to En-suite.

En-suite
Extensively tiled and fitted with modern suite comprising of; level access thermostatically controlled shower, grab rails and glass screen, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, extractor fan and underfloor heating.

Bedroom Two
A well-proportioned second double bedroom with carpets, power points, TV point, and light fittings. This spacious room could alternatively be used as a second reception room, hobby room or study.

Shower Room
A second wet room style shower room with slip resistant flooring. Being extensively tiled and fitted with suite comprising of; level access 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 underfloor heating.

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.

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: £495.00 per annum
Ground Rent Review Date: January 2029

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Underfloor room heating
- Mains drainage

Car Parking
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development.

Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

