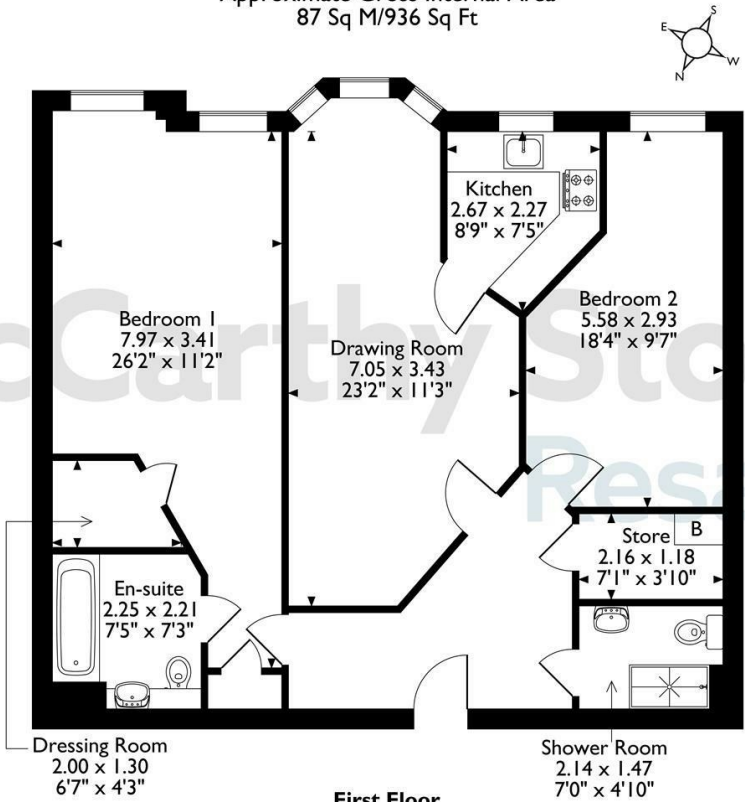


25 Clarence Court, Brighton Road, Horsham, West Sussex  
Approximate Gross Internal Area  
87 Sq M/936 Sq Ft



**25 Clarence Court**  
Brighton Road, Horsham, RH13 5TS



**Asking price £325,000 Leasehold**

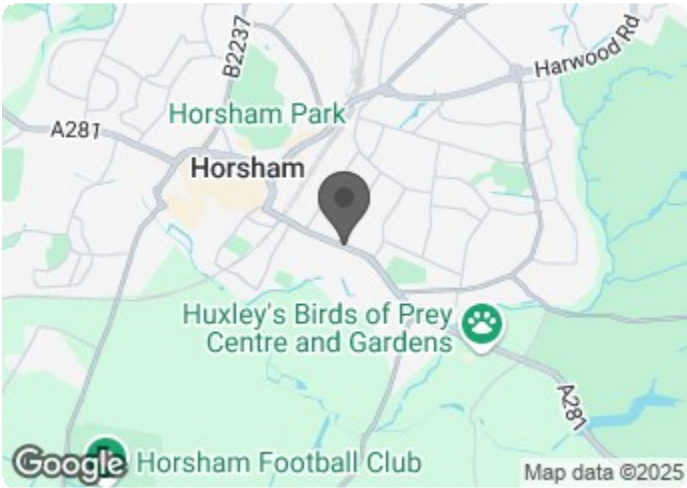
A well presented TWO BEDROOM, TWO BATHROOM apartment, ideally situated on the FIRST floor with LIFT access. This apartment has a SUNNY SOUTH FACING primary aspect and boasts a generous sized living area, fully fitted kitchen with INTEGRATED APPLIANCES, two DOUBLE bedrooms. Clarence Court, a MCCARTHY STONE Retirement development for the over 60's is conveniently located within close proximity to 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!

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

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

**Council Tax Band: D**



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

## Development Overview

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

There is a beautiful homeowner's 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 call points in the apartment and throughout the development.

The House Manager is 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 integrated fridge/freezer. The master bedroom boasts a walk-in wardrobe, with a fully tiled bathroom comprising; shower over bath, WC and basin. The apartment boasts a second double bedroom and additional shower room. There is a spacious living area with ample room for dining.

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 area with ample room for dining, conveniently positioned in front of the large bay window



which allows natural daylight to flood the room. Raised TV and telephone points, Sky/Sky+ connection point, two ceiling light points, fitted carpets and raised electric power sockets. Partially glazed door leads to a separate kitchen.

## Kitchen

Modern kitchen with tiled floor and extensive range of base and wall units fitted with contrasting work surfaces over and tiled splashbacks. Stainless steel sink with lever tap and drainer unit sits beneath the double glazed window. Built-in waist height electric oven for minimal bend, four ring electric hob and stainless steel extractor hood over. Integrated fridge/freezer and half size dishwasher.

## Bedroom One

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving for ample clothes storage. Ceiling lights, TV, phone point and raised power sockets for convenience. Door to En-suite.

## En-suite

A modern fitted suite comprising; thermostatically controlled shower over bath, grab rails, 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, neutrally decorated and carpeted throughout. Raised power and TV points for convenience. This spacious room has the potential to be used as a second reception room, hobby room or study. Ceiling light point.

## Wet Room

A spacious wet room, which is tiled throughout with a fully fitted suite comprising; walk in shower with screen and chrome wall mounted grab rails. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas



# 2 bed | £325,000

- 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 - £4,225.93 per year (for financial year ending 30/09/2025)

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

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

## 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.

## Lease Information

Lease Length: 125 years from January 2014  
Ground Rent: £495.00 per annum  
Ground Rent Review Date: January 2029

## 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 to that can assist with service charges or living costs.
- 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
- Electric room heating
- Mains drainage

