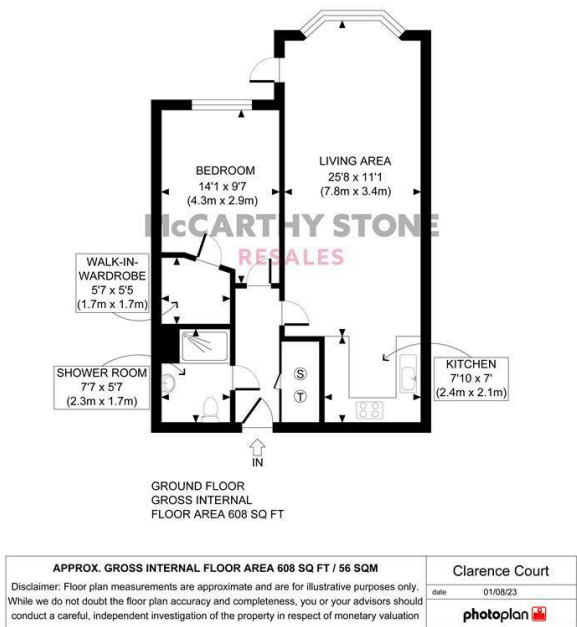
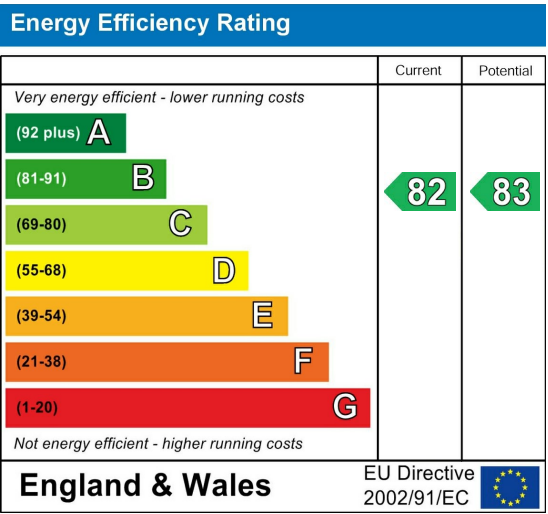
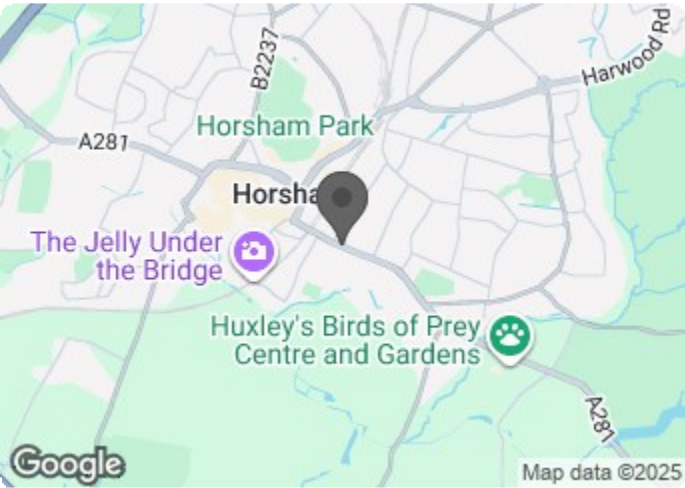


11 Clarence Court

Brighton Road, Horsham, RH13 5TS



Council Tax Band: C



Asking price £250,000 Leasehold

A beautifully presented one double bedroom ground floor retirement apartment with a spacious living room opening to a paved patio area and the landscaped gardens. Conveniently located for all local amenities and bus routes.

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.



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Clarence Court, Clarence Road, Horsham

1 bed | £250,000

**Summary**  
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 Homeowners lounge with doors leading to a patio 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 point in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty.

This apartments has a fully fitted kitchen, built-in oven and fitted fridge/freezer. Double bedroom with walk-in wardrobe, living room with door to a paved patio 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 Hall**  
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. 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 bedroom, living room and shower room.

**Living Room and patio**  
A well-proportioned dual aspect living room with double glazed windows and patio door to a small paved patio giving an area of personal outside space . Feature fireplace. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Opening to kitchen.

**Kitchen**  
Fully fitted modern kitchen with tiled floor. Stainless steel sink with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer, partly tiled walls.

**Bedroom**  
A spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Raised power points.

**Shower Room**  
Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan, 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

Service Charge £2,817.29 per annum (for financial year end 30/09/2025).

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: £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, 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.

