



11 Barrington Court
Chichester Terrace, Horsham RH12 1DJ
Guide Price £275,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

11 Barrington Court, Chichester Terrace, Horsham RH12 1DJ

With a Share of the Freehold

Courtney Green are pleased to offer for sale this neatly presented purpose built, top floor apartment, situated in a most convenient location within a quarter of a mile of Horsham town centre. This delightful two bedroom apartment has modern features including double glazed windows and gas fired heating to radiators. The accommodation comprises a principal bedroom with ensuite shower room, a second bedroom, a family bathroom, a good sized living/dining room, and a kitchen/breakfast room with built-in appliances. Outside there are communal areas including an attractive communal rear garden, allocated parking and refuse store. NO CHAIN

The accommodation comprises:

Communal entrance with stairs rising to the **top floor**.

Entrance Hall

A welcoming entrance hall with space for coats and shoes, entry phone system, radiator, telephone point, and large storage cupboard with shelving, doors to all rooms.

Sitting Room

A bright sitting room with Juliet balcony overlooking the communal garden, rear aspect window, two radiators, satellite and telephone point.

Kitchen

The kitchen comprises a range of eye and base level cabinets and drawers with contrasting worktops over, integrated Bosch electric oven with four burner gas hob and hidden extractor above, space and plumbing for washing machine, space and plumbing for dishwasher, wall mounted Worcester Bosch combination gas fire boiler, rear aspect window, downlighting, radiator, space for dining table.

Bedroom 1

A large double bedroom with side aspect window, double fitted wardrobe, radiator, satellite point, and door to ensuite shower room.

Ensuite Shower Room

A white shower suite comprising a walk-in corner shower with Aqualisa shower mixer and shower attachment, low-level WC, pedestal wash hand basin, shaver point, downlighting, and extractor fan.

Bedroom 2

A further double bedroom with radiator and side aspect window.

Outside

To the rear of the property is an attractive, gated and fenced communal garden, for the exclusive use of Barrington Court residents. Parking is provided in the secure gated parking area where there is one space allocated to this apartment. Adjacent to the parking area is a secure refuse store.

TENURE

Leasehold - 125 years Lease from 2000 with a share of the Freehold.

Service Charge - £2,110.43 for the current financial year ending in Sept. 2025

Ground Rent - None payable.

Managing Agents: Courtney Green Residential Management, 25 Carfax, Horsham, West Sussex. RH12 1EE. Tel: 246170.

Council Tax Band - D

Agent's Notes: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients in good faith, but we have not had sight of any formal documentation relating to the above.

Ref: 25/5804/18/06

Referral Fees: Courtney Green routinely refers prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

