



34 Jasmine Court

London Road, Horsham, West Sussex RH12 1AX

Guide Price £85,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

34 Jasmine Court, London Road, Horsham, West Sussex RH12 1AX

Courtney Green are pleased to offer for sale this second floor (with lift) one bedroom flat, situated in a popular development built by Bryant Homes in the mid 1980's. Specifically designed for the over 60's and centrally located for Horsham town centre and the Park. The property offers comfortable living with the benefit of 24-hour remote monitoring services having emergency pull cords in each room and communal facilities including a large residents' lounge with reading area, laundry room and a guest bedroom which is available for residents' visitors by appointment. There is also a Scheme Manager who is on site five days a week. The accommodation comprises a double bedroom, refitted shower room, living room and a newly re-fitted kitchen. Surrounding the property are delightful communal gardens which adjoin Horsham Park.

The accommodation comprises:

Security communal entrance to the main building.

Entrance Foyer

With Scheme Manger's office, doors to the Residents' Lounge, inner passage with w.c.s and Residents' Laundry, lift and staircase to all floors.

Second Floor Landing

Passageway and private door to No. 34.

Entrance Hall

With emergency call device, store cupboard also housing the electricity fuse box, water meter, airing cupboard housing the hot and cold water tanks.

Shower Room

Refitted with a white suite comprising disabled walk-in oversized shower cubicle with hand rail, electric shower unit with wall bracket and hand shower, pedestal wash hand basin with chrome mixer tap and tiled splashback, dual flush W.C, wall mirror, extractor fan, Dimplex heater and emergency pull cord.

Bedroom

Double built-in wardrobe cupboard with hanging rail and shelving, storage heater, emergency pull-cord, attractive dormer style double glazed window with an outlook over London Road Methodist church and hall.

Living Room

With an attractive dormer style double glazed window enjoying the same outlook as the bedroom, storage heater, t.v. aerial point, telephone, emergency pull-cord and entry-phone operator for the main door and sliding door to the.

Kitchen

Fitted with a range of eye and base level storage cupboards with matching drawers in cream finish with wooden trim, complimenting worktops and sink unit with mixer tap and drainer, Lamona touch control 2-ring electric hob, spaces for appliances, brick style white ceramic tiled splashbacks, extractor fan, wall mounted electric heater.

OUTSIDE

Gardens and Parking

Surrounding the building are very attractive and well-tended areas of communal gardens, there is a gate which leads directly into the Park. There is a residents' parking area although the spaces are not allocated.

FACILITIES

There is a Scheme Manager, and outside of normal working hours, all emergencies are directed to a 24 hour monitoring service. There is a communal laundry, residents' sitting room of very attractive proportions with an upstairs seating area. There is a guest bedroom which is available by appointment.

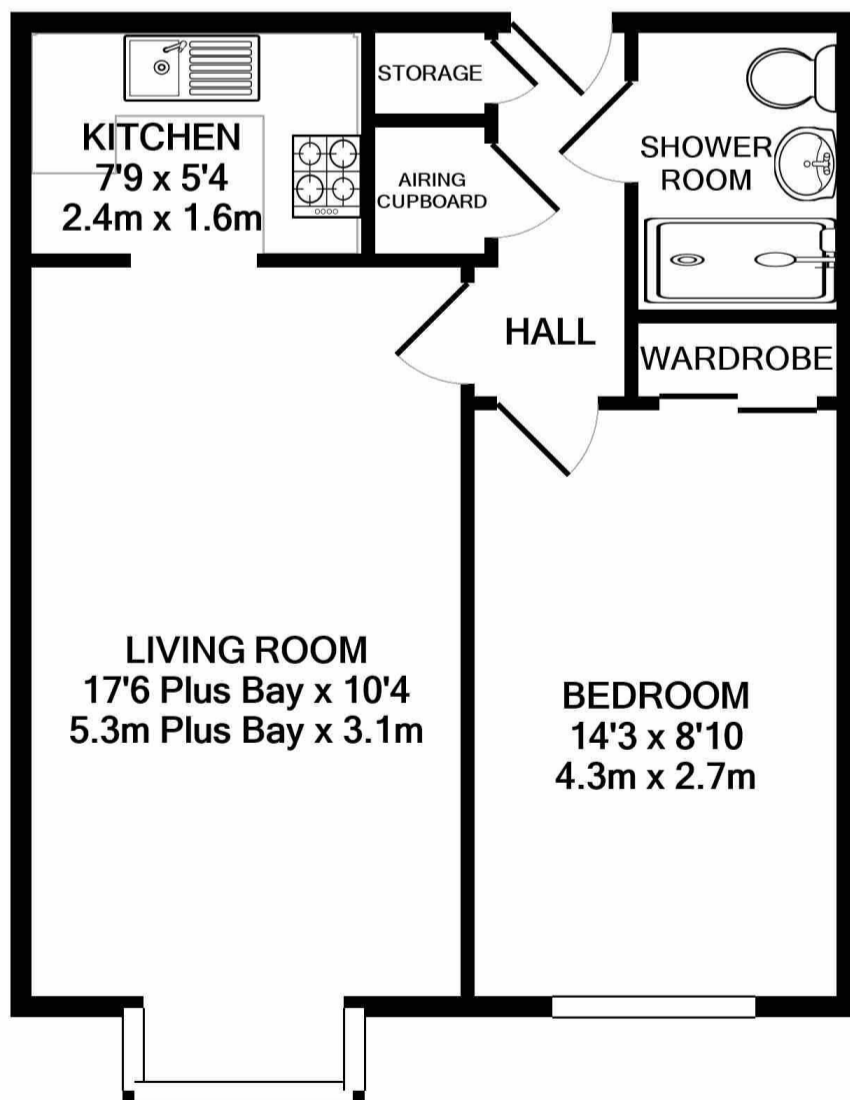
TENURE

Leasehold - 99 years from 1984.
 Service Charge - £4139.19 from 01/04/2023 – 31/03/2024
 Ground Rent - £150 P/A
 Managing Agents: First Port Management Services Limited Tel: 03333 214051

Council Tax Band C

Ref: 20/4780/05/02/rev04/10/22/rev23/05/rev05/07/rev26/07/rev23/10/rev24/02

Referral Fees: Courtney Green routinely refer 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			