

## Viewing Notes



Living Room



Kitchen



Bedroom



Bathroom



Garden

**COURTNEY GREEN**  
ESTATE AGENTS AND RESIDENTIAL LETTINGS



Draft Details for  
**30 BARNSNAP CLOSE,  
HORSHAM, WEST SUSSEX, RH12 5XY**

**GUIDE PRICE £115,000 LEASEHOLD**



Courtney Green are delighted to be offering for sale this ground floor purpose built maisonette requiring a number improvements and modernisation. The property is sold with the benefit of no on-going chain and whilst there is a gas fired heating system to radiators this has not been tested. The accommodation in brief comprises double bedroom, bathroom, living room and kitchen. Outside there is a rear garden requiring cultivation and a small front garden with bin area. The property is situated in the North Heath area of Horsham convenient for local shops and Horsham town centre with its comprehensive range of shopping, sporting and leisure facilities is just under two miles distant and Horsham station is less than 1 1/2 miles distant.

Ref: 10/2340/08/06

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Courtney Green wish to inform prospective purchasers, that these sales particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that any of the services, appliances, equipment or facilities are in good working order. Any area, distances or measurements referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a purchase please contact this office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings.

movewithus  
AFTER THE SALE



25 Carfax, Horsham, West Sussex RH12 1EE  
Tel: Sales(01403) 252222 Lettings(01403) 252200 Fax(01403) 218062  
Email:sales@courtneygreen.co.uk Web:www.courtneygreen.co.uk

rightmove.co.uk  
The UK's number one online estate agent



The accommodation with approximate room sizes comprises:

Glazed front door to

#### **Entrance Hall**

Glazed side aspect, laminate wood flooring, glazed door to

#### **Living Room 17'2 (5.23m) maximum narrowing to 11'8 x 11'7 (3.53m)**

Front aspect window and radiator.

#### **Kitchen 13' (3.96m) x 5'8 (1.73m)**

Rear aspect with door to the rear garden, fitted with a single drainer stainless steel sink with mixer tap with cupboard under, worktop surface to the side, gas for gas/electric cooker, wall mounted Challenge 30 gas fired boiler, eye level units, larder cupboard, door to

#### **Inner Hall**

With shelved cupboard.

#### **Bedroom 9'8 (2.94m) x 9'4 (2.84m)**

Double wardrobe cupboard, radiator, airing cupboard, secondary glazed rear aspect.

#### **Bathroom**

Fitted with a panelled bath with Creda electric shower unit over, pedestal wash hand basin, back to the wall w.c., part tiled walls, extractor fan.

#### **OUTSIDE**

##### **Garden**

To the rear of the property there is a garden which is unkempt with a timber garden shed and gated rear access.

There is a small front garden with bin store.

##### **TENURE**

Leasehold - 999 years Lease from 13<sup>th</sup> February 1978.

Ground Rent - Peppercorn.

##### **Agent's Note**

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/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

#### **Have you spoken to an independent Mortgage Adviser?**

For up to date independent mortgage advice contact Mortgages @ Options free on **0800 018 1516**

Our experienced advisers can provide you with unbiased advice on over 20,000 mortgage products from 200 lenders, together with a guide to the costs involved in moving.

Why spend time looking for a mortgage when we can do it for you?

Courtney Green are introducers to Mortgages @Options Ltd who are an appointed rep of @Options Ltd which is authorised and regulated by the financial services authority. FSA Number 440552. Your home may be repossessed if you do not keep up repayments on your mortgage. Mortgages @Options are Independent Mortgage advisers. As Independent Mortgage Advisers you have a choice how we are paid by commission, fee or a combination of both. Full details are available in our keyfacts about our services guide or on our website ([www.mortgagesatoptions.co.uk](http://www.mortgagesatoptions.co.uk))

#### **Courtney Green Map Reference**

**C2**

#### **Viewings By Appointment Only**

**Courtney Green Opening Hours:**  
Monday-Friday 9:00am to 6:00pm  
Saturday 9:00am to 4:00pm  
Sunday 10:00am to 1:00pm