

2 bed retirement property to buy in RH13

Farm Close, Barns Green, Horsham, West Sussex, RH13 0UW

£45,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Property features

- Being Sold via Secure Sale Online Bidding T&C's Apply
- AVAILABLE FOR BUYERS AGED 60 YEARS & OVER
- FIRST FLOOR LEASEHOLD
- SOLD WITH NO ONWARD CHAIN
- EPC Rating D

Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

NO ONWARD CHAIN! Available to those aged 60 and over, well presented first floor leasehold apartment, in sought after development, idyllic village location, benefit of communal facilities, alarm system & house manager, entrance hall, living/dining room, kitchen, two bedrooms, shower room, communal parking & gardens.

Available to purchase for those aged 60 and over, and situated in the idyllic Sussex Countryside, this well presented 2 bedroom leasehold apartment is available with no onward chain.

The setting is enviable, located in the village of Barns Green just a few miles away from the historic market town of Horsham, owners get to enjoy the peaceful pace of village life, whilst also having outdoor space to enjoy in the summer months in this community-minded setting of similar properties. Farm Close is a development specifically designed for senior living. Owners will enjoy the benefit of laundry facilities, guest accommodation, communal lounge and gardens as well as communal parking. There is a modern on-call care system in place for each property and a site manager looking after the day-today management of the development. You can be as involved with the local community or as independent as you wish. There are regular local buses into Horsham and Storrington, and Barns Green benefits from the popular Sumner Ponds and café, Queens Head Pub, a village store and stunning countryside walks.

Accessed from a convenient parking area, external stairs lead to the first floor. The accommodation comprises an entrance hall leading to a well-equipped shower room with ease of access in mind. The living/dining room is a good proportion, decorated in light neutral tones, with feature French doors opening to a Juliette balcony. Beyond this is a well equipped kitchen with a good range of base and wall units and space for freestanding appliances. The principal bedroom is a generous size with fitted double wardrobe, and there is a second single bedroom.

Accommodation With Approximate Room Sizes: -

Max Measurements Shown Unless Stated Otherwise.

First Floor -

Entrance Hall - 2.01m x 3.56m (6'07" x 11'08") -

Living/Dining Room - 4.34m x 3.73m (14'03" x 12'03") -

Kitchen - 1.75m x 3.58m (5'09" x 11'09") -

Bedroom One - 2.97m x 3.71m (9'09" x 12'02") -

Bedroom Two - 1.96m x 3.56m (6'05" x 11'08") -

Shower Room - 2.11m x 2.69m (6'11" x 8'10") -

Outside -

Communal Gardens -

Communal Parking -

Additional Facilities: -

Laundry Facilities -

Communal Lounge -

Outgoings -

Lease Length: 59 Years -

Service Charge: £4,596.54 Per Annum -

Ground Rent: £80 Per Year -

No Onward Chain -

• SERVICE CHARGE INCLUDES: Services of the estate manager, gardening, window cleaning, outside maintenance, communal area maintenance and decoration, testing and maintenance of alarm system.

LOCATION: Barns Green has a thriving community centred around the village green, excellent amenities including shop/post office and the busy Queens Head Pub. Another popular attraction in the village is Sumners Ponds campsite which has a delightful lakeside café and restaurant. There is also a local primary school within the village and a local preschool.

Barns Green sits between the larger villages of Billingshurst (approximately 3.5 miles away) and Southwater (under 3 miles away), while Horsham is just over 4 miles away.

For those needing to commute, Christ Hospital Station (2.4 miles) and Horsham Station (5 miles) have a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is also easy access to the M23 leading to the M25.

The historic market town of Horsham offers a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. There is also East Street or 'Eat Street' as it is known locally, where there is a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: Horsham Park has a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course. Further afield, the stunning South Downs and coast are within easy reach by car or train.

DIRECTIONS: From Horsham proceed out of town in a Southerly direction along the Worthing Road and turn right into Tower Hill at The Boars Head Public House. Continue along this road, which leads into Two Mile Ash Road. At the T junction (next to The Bax Castle Public House) turn right and proceed towards the village of Barns Green. You will pass a turning on your right for Rye Farm Lane and then continue past the turning on your left for Trout Lane. Keep going straight ahead along Two Mile Ash Road, proceed under a railway bridge and into the village. Continue past Barns Green Primary school on your left and at the T junction turn left onto Chapel Road. Continue past the Queens Head pub and Farm Close is then the second turning on the left.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 59

Annual Ground Rent Amount: £80.00

Annual Service Charge Amount: £4,956.00

Price: Starting Bid £45,000

Property Type: Retirement property

Parking: Communal

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

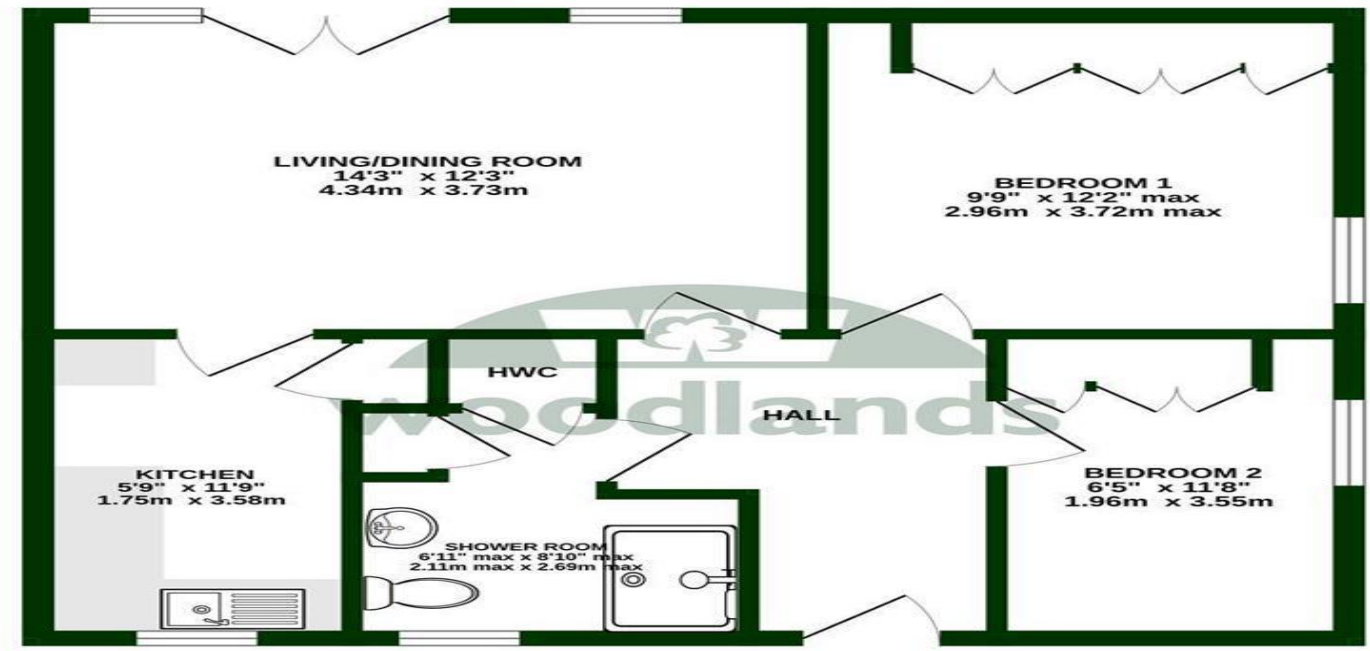
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

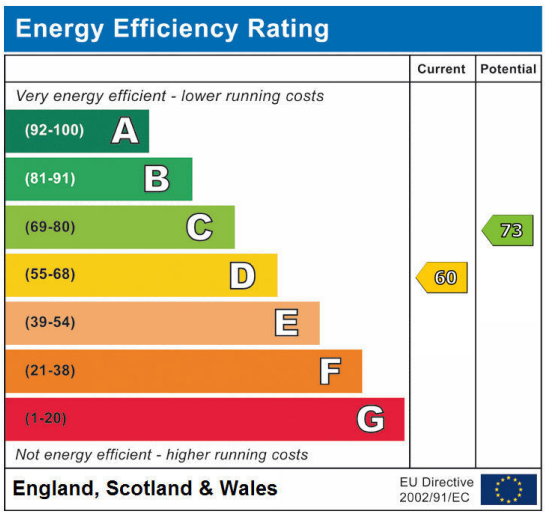
Mobile signal coverage: Good

FIRST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Farm Close, Barns Green, Horsham, West Sussex, RH13 0UW

Contact your local branch today for more information on this property:

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