



ZOOM
HYBRID ESTATE AGENT

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The Copse
Southwater
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£180,000



- One Bedroom
- First Floor Apartment
- Allocated Parking
- Modern Kitchen
- Modern Bathroom
- Quiet Residential Location
- Ideal First Time Purchase
- No Onward Chain

Ref: PRA12428

General Description

A delightful one double bedroom first floor apartment, situated in the sought after residential location of Southwater. The property is presented to the market with no onward chain and would make an ideal first time purchase. Internally, the property comprises of an entrance hall with storage cupboards. The lounge is to the rear, and is flooded by light from the large windows. There is also a modern kitchen, offering ample storage and space for a range of modern appliances and white goods. In addition to this, there is a spacious bedroom and a white suite family bathroom, offering both bath and shower facilities. Externally, the property also benefits from an allocated parking space, with further communal bays close by. Located in this popular location, there is also access to local shops, the village Pub and local bus routes. There is also easy access to the A24, providing links to both Horsham & Worthing Town Centre.

Accommodation

Front

Access to all floors.

Front Door

Leading to

Entrance Hall

Door to all rooms, loft access, storage cupboard and power points

Lounge (10' 09" x 12' 03") or (3.28m x 3.73m)

Window to rear, TV point, fitted carpet, power points and radiator.

Kitchen (10' 07" x 5' 03") or (3.23m x 1.60m)

Window to rear. A range of base and wall mounted units, stainless steel sink top and drainer. Space for oven, and space for both fridge and freezer. Part tiled walls, tiled flooring, power points and radiator.

Bedroom (9' 07" x 13' 04") or (2.92m x 4.06m)

Window to front, fitted carpet, power points and radiator.

Bathroom

Low level WC, wash hand basin and panelled bath with shower overhead. Heated towel rail, tiled flooring and part tiled walls.

Parking

One allocated parking space.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified





Total area: approx. 37.7 sq. metres (406.2 sq. feet)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.