



↑ P Town centre
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Morgan Court

MORGAN COURT

WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE & RESCUE SERVICE
NETWORTH

26 MORGAN COURT

RH & RW
CLUTTON

26 MORGAN COURT
Station Road
Petworth
West Sussex GU28 0FE

Guide Price: £199,000 – Long leasehold

Entrance Hall • Good size, south facing sitting room
Fully fitted kitchen • Double bedroom • Shower room
Newly decorated throughout • New carpets
Large storage cupboard • Access to communal gardens
Passenger lift • Residents sitting room
Parking under separate licence (subject to availability)
Guest suite (subject to availability)
Concierge on site during the week and 24 hour security

DESCRIPTION

26 Morgan Court is a very well presented one bedroom apartment having recently been redecorated and with new carpets throughout. This exclusive retirement home development, for the over 60's, was built by McCarthy & Stone (completed in 2013) and is located within easy walking distance of Petworth Town Centre. The apartment is situated on the second floor (with lift) and comprises a south facing double bedroom with fully fitted wardrobes, a good sized, fully tiled level access walk-in shower room with a wc and wash hand basin and a good size south facing sitting room that is ideal for both a sitting area and dining area. The south facing kitchen is fully fitted with both wall and base units, electric hob, extractor and oven, fully integrated washer dryer and fridge/freezer.

Morgan Court is designed for safe and secure living for the independent over 60s. The building has a concierge on site during the week and a full 24 hour security system. There is a pleasant residents lounge that hosts social activities, landscaped gardens with seating, and a guest suite for visiting relatives and family. Parking is available by separate licence.





LOCATION AND AMENITIES

Morgan Court is conveniently located on the south side of Petworth, within easy walking distance of the town centre. The picturesque and historic old market town has an excellent range of quality independent and specialist shops, various cafes, pubs, restaurants and other amenities in the town. Petworth House and Petworth Park is a short walk away with its beautiful 750 acres of parkland designed by Capability Brown. Petworth is located within the South Downs National Park and has a primary school, three churches, various sporting facilities and a range of vibrant societies including the annual Petworth music and literary festivals.

Midhurst (6 miles) has an excellent range of shops as well as the world renowned Cowdray Park Polo Ground and the Cowdray Golf Club. Chichester (15 miles) provides a broader choice with all the major supermarkets and its well renowned Festival Theatre. In addition there is horseracing, golf and lots for the motor enthusiast at the famous Goodwood Estate (13 miles). Pulborough mainline station (4 miles) provides a service to Gatwick, London Bridge and Victoria (70 mins) and along the coast. Haslemere Station (10 miles) has a fast service to Waterloo (57 mins).

SERVICES

Mains electricity, water and drainage are connected. Electric underfloor heating

EPC Rating B (86)

COUNCIL TAX

Band B - £1,608.93 per annum for the year 2022/2023

TENURE

Leasehold - 125 years from 1st January 2012 thus having approximately 115 years remaining.

GROUND RENT

Currently £425 per annum.

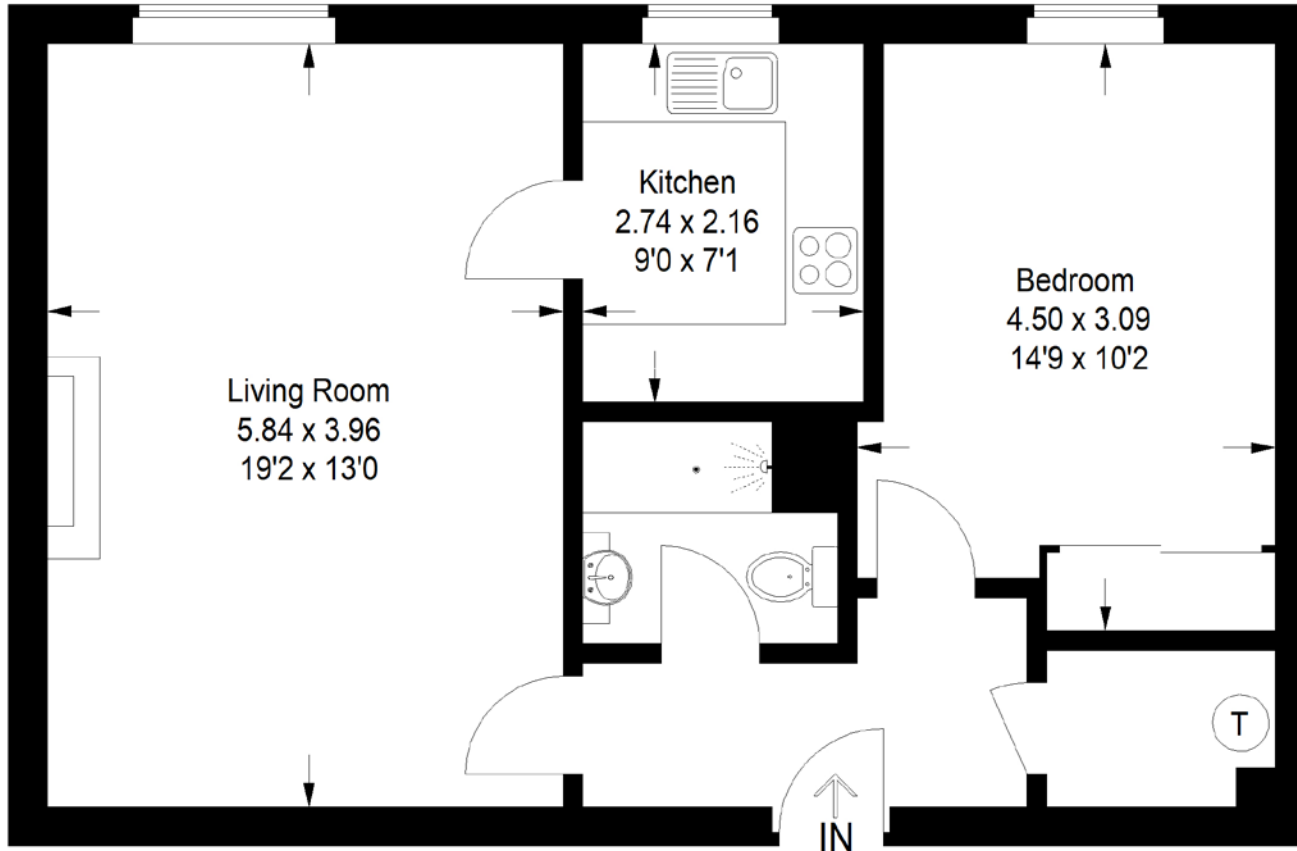
SERVICE CHARGE

£2,687.76 for 2022/23, payable monthly (£223.98 per month). The service charge covers day to day maintenance



Morgan Court, Petworth

Approximate Gross Internal Area = 55.2 sq m / 594 sq ft



Second Floor

of all communal areas, building insurance, staff costs, window cleaning, gardening, cleaning and heating of the communal areas.

DIRECTIONS

Head south out of Petworth in the direction of Chichester, going straight over the mini roundabout and you will see Morgan Court after a short distance on the left hand side. Turn in to the drive and find a designated visitors parking space.

VIEWING

Strictly by appointment with the sole agent
RH & RW Clutton - 01798 344554



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