



Wakefield Court, Blackbridge Lane, Horsham, West Sussex, RH12 1SG
Guide Price £165.000 Leasehold

MARTIN&CO

- **Ground floor McCarthy & Stone retirement apartment on West side of Horsham**
- **Refurbished Kitchen**
- **Lounge/Dining room**
- **One Double Bedroom & Shower Room**
- **Double Glazed**

Lease 125 Years from 2004

103 Years Remaining

Service Charge £1717.51 per half year

Ground Rent £32.30 Per Month
EPC C

Offered with no onward chain, this well-presented one-bedroom ground floor retirement apartment is ideally situated on Blackbridge Lane in Horsham.

The apartment is situated within a purpose-built development by McCarthy & Stone, designed specifically for residents aged 60 and over. It enjoys a prime position on the ground floor, providing direct access to the beautifully maintained patio gardens.

The accommodation comprises a spacious entrance hall with a large storage cupboard, leading into a generous living and dining room which features a fireplace and patio doors



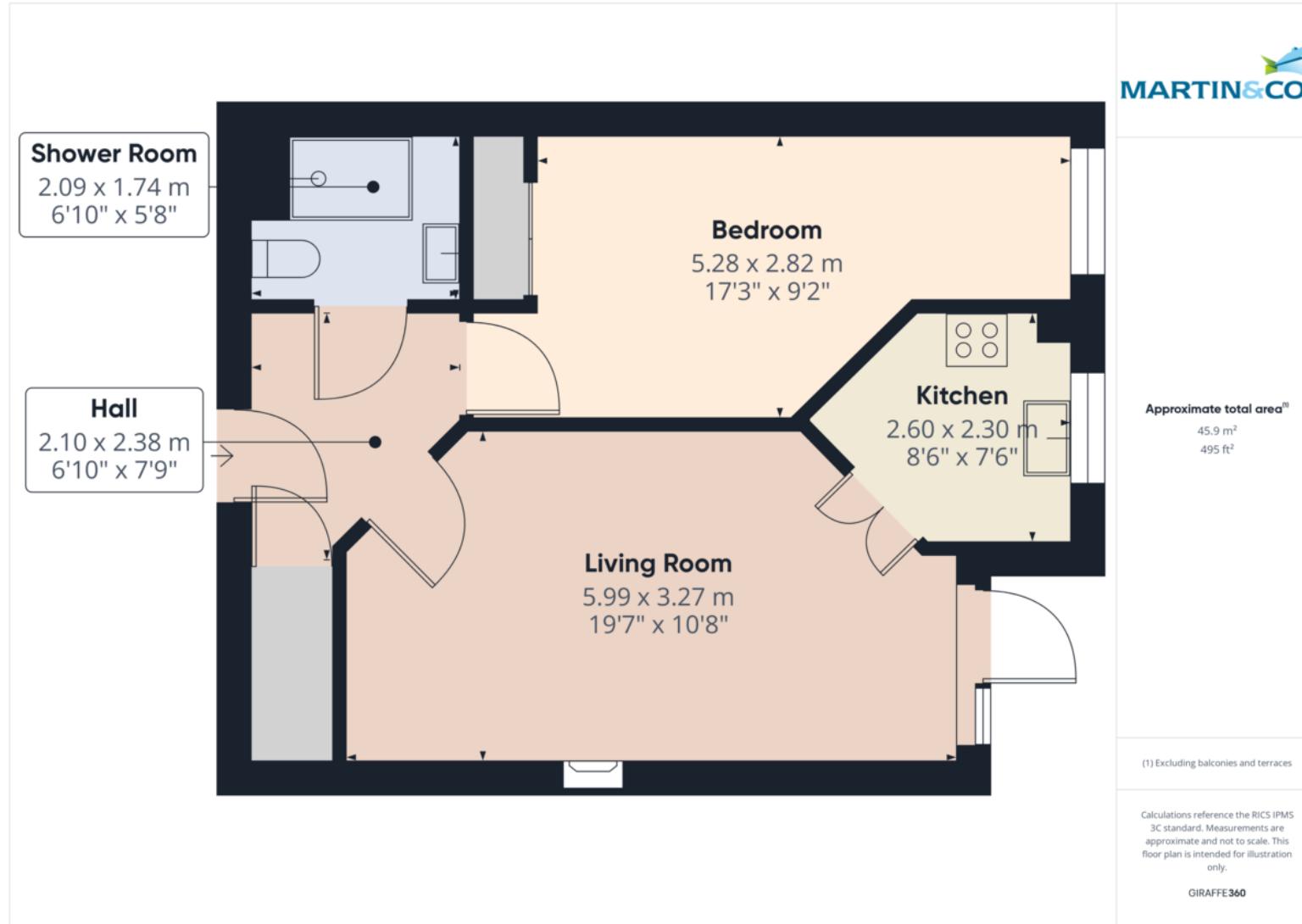
opening directly onto the garden. From here, glazed double doors lead into a well-equipped kitchen, fitted with a range of wall and base units, an integrated oven, hob, fridge-freezer and dish washer. A window in the kitchen overlooks the gardens, allowing for plenty of natural light.

The double bedroom is of a good size and includes fitted mirrored wardrobes, while the modern shower room is fitted with a walk-in shower, WC and wash basin. Each room in the apartment is fitted with an emergency pull cord system, linked to a monitored assistance alarm for added peace of mind.

Residents of the development enjoy a secure entry system that ensures safety and controlled access, along with a spacious communal lounge ideal for relaxation and social interaction. On-site laundry facilities provide added convenience, while a well-appointed guest suite is available for visiting friends and family. Dedicated residents' parking offers ease and accessibility. The development is managed by an on-site manager who oversees the day-to-day operations of the building and its amenities, ensuring everything runs efficiently and to a high standard.

Wakefield Court is perfectly situated on the west side of Horsham, just a short walk from the town centre. The area offers a vibrant mix of shops, cafés, restaurants, and everyday amenities, including a large Waitrose and a John Lewis at Home store. A convenient local shop is located right at the end of the road, making daily errands effortless. The property benefits from excellent public transport links, with regular bus services and Horsham railway station approximately 0.8 miles away, providing easy access to London and surrounding areas. For those travelling by car, the A24 is close by, and residents will find local doctors and dentists within easy reach, ensuring healthcare needs are well covered.





Martin & Co Horsham

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