



Osborn  
*Frankling*

Penns Court, Horsham Road, Steyning, West Sussex BN44 3BF

Offers in Excess of: £275,000 (Leasehold)



- **Two Bedroom First Floor Retirement Apartment**
- **NEW Lease on Completion**
- **Telephone Entry System**
- **CareLink Monitoring System Included in Service Charges**
- **Redecorated Throughout**
- **New Carpets & Vinyl Flooring Throughout**
- **Vacant Possession**
- **Well Maintained Communal Grounds**
- **Total Floor Area Approx 65.2 Sq.M/ 702 Sq.Ft**

Osborn Frankling are delighted to offer for sale this attractive two-bedroom first floor retirement flat constructed in the 1990s and set in an award-winning development of sixty-two cottages and apartments, which is conveniently situated near to Steyning High Street. The accommodation comprises: lounge, with feature fireplace, kitchen, two bedrooms and bathroom. The communal gardens are laid to lawn with mature plants and trees, with paved seating areas.

The thriving Town of Steyning provides an ideal combination of countryside living with modern facilities. The historical High Street offers a comprehensive range of shopping facilities and a small shopping arcade, Cobblestone Walk, which has more than 25 independent shops set around a 16th century tea house. There is plenty of choice for places to eat with a wide range of restaurants, pubs and cafés. There are schools for all age groups, library, health centre, Churches of many denominations and a leisure centre with swimming pool.

Steyning offers good road links to the coast and regular local bus services to Burgess Hill, Pulborough, Henfield, Storrington, Brighton and Hove. Brighton is approximately 12 miles distance, Worthing and the coast 8 miles and Shoreham-by-Sea with its mainline railway station just 5 miles. Horsham, Gatwick and London are accessible via the A24/A23/M23.

**Wooden Front door leading to:**

**Entrance Hall:** Telephone entry system. Radiator. Stair lift to First Floor.

**Living Room:** Feature fireplace. Radiator. Double-glazed window, with beautiful views of 'The Round Top Hill'.

**Kitchen:** Comprising a range of wall and base units, with laminate work surfaces. Eye-level oven and gas hob, with extractor fan over. One and a half sink and drainer unit, with mixer taps. Integrated fridge/freezer. Space for washing machine. Tiled walls. Double-glazed window to front.

**Bedroom 1:** Radiator. Double-glazed window, with views of 'The Round Top Hill'. Fitted wardrobe cupboards.

**Bedroom 2:** Radiators. Double-glazed windows to front. Fitted wardrobe cupboards.

**Shower Room:** Walk in shower & bath unit. Wash hand basin set in a vanity unit. Push button W.C. Radiator. Tiled Walls.

**Outside:**

**Parking** (not allocated)

**Well maintained communal grounds, with seating areas.**

**Agents Notes:**

**Lease Information: Remaining 66 Years - New Lease on Completion (subject to negotiation)**

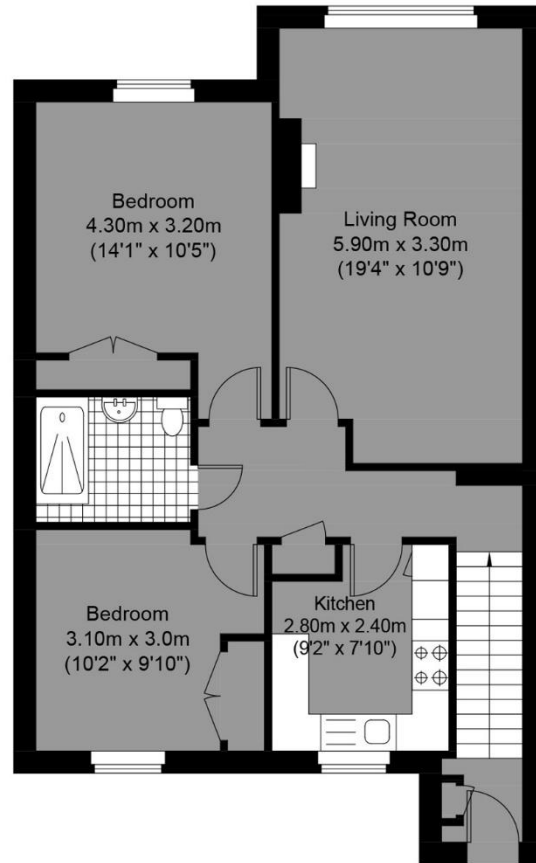
**Service Charges: £2264.34 per annum**

**Ground Rent: £150.00 Per Annum**

**Council Tax Band 'C'**

**EPC Rating 'C'**

Approximate Gross Internal Area= 62.74 sq m / 675.32 sq ft



**Horsham Road**

First Floor  
Approximate Floor Area  
675.32 sq ft (62.74 sq m)



Illustration for identification purposes only, measurements are approximate, not to scale.



## Osborn Frankling Estate Agents



*N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.*