Flat 3, Claxton Court, Tideys Mill,
Partridge Green, West Sussex, RH13 8WB
Price £190,000 Leasehold

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A two bedroom ground floor apartment, with a private access door and allocated parking space. Located in the well maintained Tideys Mill, Claxton Court is perfectly positioned just off Partridge Green High Street and is available for retirement age residents.

Partridge Green

Partridge Green village has a highly regarded butchers, local shops, primary school and is within approximately eight miles of Horsham Town Centre. A bus service serves both Brighton & Horsham and runs regularly. The village is surrounded by countryside criss-crossed with footpaths and bridle ways and has good access to the A281, A24 and Gatwick Airport. Horsham mainline station provides links to London Bridge and Victoria, the south coast and Gatwick. The larger village of Henfield is approximately 3 miles distance.

Description

This property located in the well-maintained Tideys Mill development, specifically in Claxton Court, is available for those of a retirement age. A notable feature of this two-bedroom home is its separate door that leads directly to the communal gardens, which can also serve as a private entrance if desired. The vendor is also renewing the lease on completion so an additional 90 years will be added to the term. This property offers a sense of independence and privacy, situated in the heart of Partridge Green, just off the High Street, where all essential amenities are conveniently close.

The living space is well-proportioned and includes a bright reception room overlooking the garden, a compact fitted kitchen, and two bedrooms, with the second bedroom currently being utilized as a hobby space. The property also features a white-tiled shower room.

Since moving in, the current vendor has made several updates, including the installation of smartly controlled electric wall heaters. Additionally, the property will benefit from a renewed lease upon completion, providing peace of mind for the new owner. For those who drive, there is an allocated parking space located opposite the entrance, ensuring ease of access.

The communal gardens serve as a lovely outdoor retreat, ideal for enjoying a morning coffee. Due to the property's advantageous position, you are just a short distance from the High Street, making it easy to access local amenities, shops, and transport links.

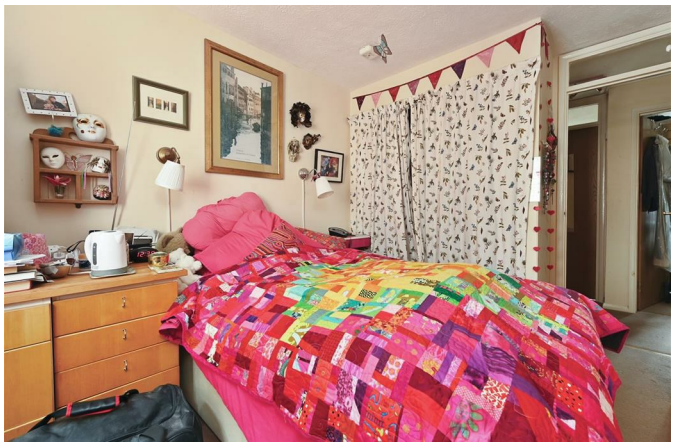
Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Property Information

Council Tax Band B: £ 2026/2027
Utilities: Mains Electric. Mains water & sewerage
Parking: Allocated parking space
Broadband: Standard17 Mbps, Superfast 80 Mbps (OFCOM checker)
Mobile: Good coverage (OFCOM checker)
Ground Rent: £200 per year
Service Charge: £135 & No Reserve Fund
Lease 125 years from 1985 90 Years to be added on completion

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.

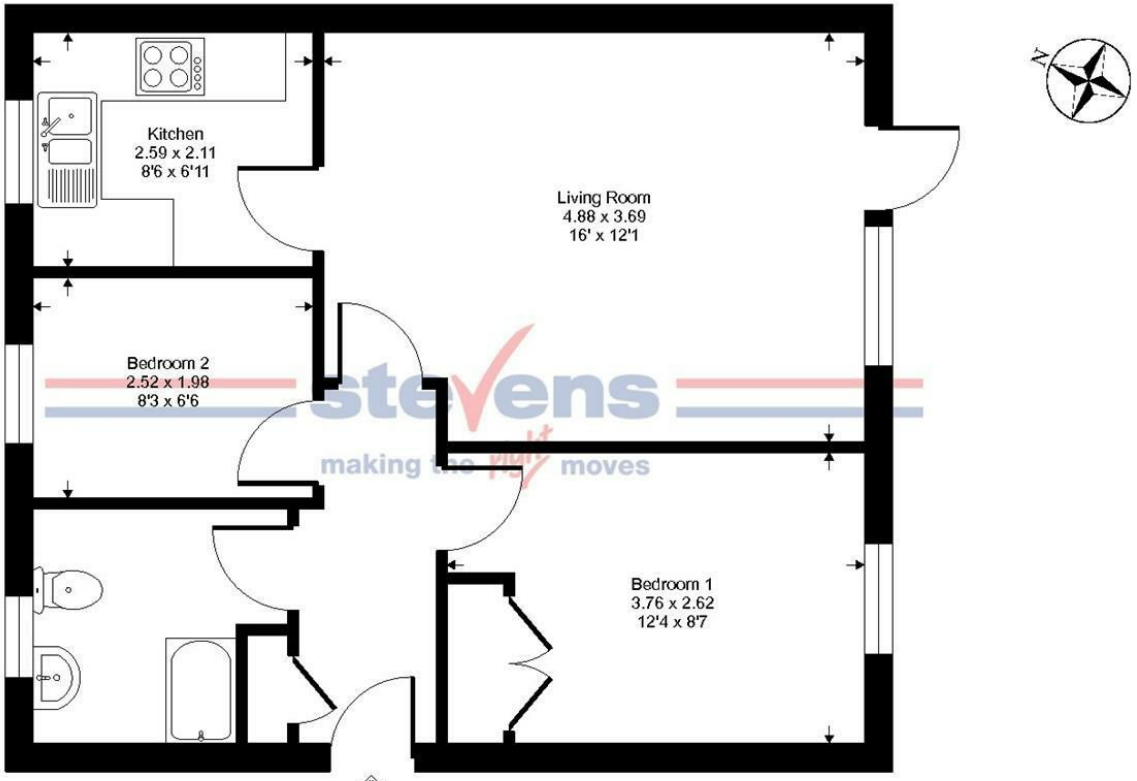


LONDON

Hillside
UNDERGR

Claxton Court, RH13

Approximate Gross Internal Area = 45.1 sq m / 486 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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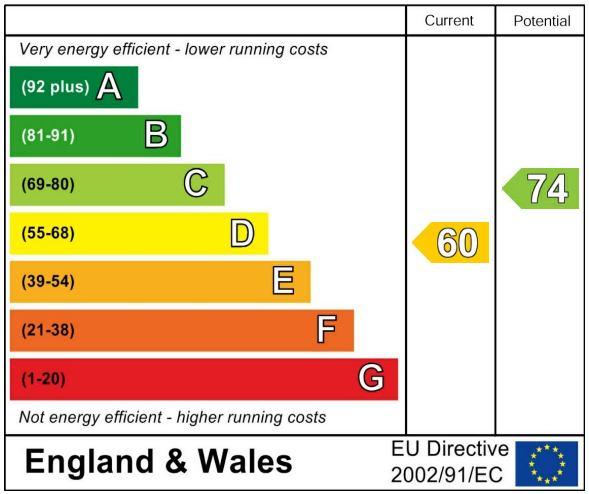
Energy Efficiency Rating



Viewings by appointment only

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