

Farm Close, Barns Green, West Sussex, RH13 0UW

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Guide Price £45,000







Being Sold via Secure Sale online bidding. Terms & Conditions apply. Guide Price £45,000. Reserve of £50,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Available to purchase for those aged 60 and over, and situated in the idyllic Sussex Countryside, this well presented 2 bedroom leasehold apartment is available with no onward chain.

The setting is enviable, located in the village of Barns Green just a few miles away from the historic market town of Horsham, owners get to enjoy the peaceful pace of village life, whilst also having outdoor space to enjoy in the summer months in this community-minded setting of similar properties. Farm Close is a development specifically designed for senior living. Owners will enjoy the benefit of laundry facilities, guest accommodation, communal lounge and gardens as well as communal parking. There is a modern on-call care system in place for each property and a site manager looking after the day-today management of the development. You can be as involved with the local community or as independent as you wish. There are regular local buses into Horsham and Storrington, and Barns Green benefits from the popular Sumner Ponds and café, Queens Head Pub, a village store and stunning countryside walks.

Accessed from a convenient parking area, external stairs lead to the first floor. The accommodation comprises an entrance hall leading to a well-equipped shower room with ease of access in mind. The living/dining room is a good proportion, decorated in light neutral tones, with feature French doors opening to a Juliette balcony. Beyond this is a well equipped kitchen with a good range of base and wall units and space for freestanding appliances. The principal bedroom is a generous size with fitted double wardrobe, and there is a second single bedroom.

* SERVICE CHARGE INCLUDES: Services of the estate manager, gardening, window cleaning, outside maintenance, communal area maintenance and decoration, testing and maintenance of alarm system.

LOCATION: Barns Green has a thriving community centred around the village green, excellent amenities including shop/post office and the busy Queens Head Pub. Another popular attraction in the village is Sumners Ponds campsite which has a delightful lakeside café and restaurant. There is also a local primary school within the village and a local preschool. Barns Green sits between the larger villages of Billingshurst (approximately 3.5 miles away) and Southwater (under 3 miles away), while Horsham is just over 4 miles away. For those needing to commute, Christ Hospital Station (2.4 miles) and Horsham Station (5 miles) have a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is also easy access to the M23 leading to the M25.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FIRST FLOOR

ENTRANCE HALL 6'07" x 11'08" (2.01m x 3.56m)

LIVING/DINING ROOM 14'03" x 12'03" (4.34m x 3.73m)

KITCHEN 5'09" x 11'09" (1.75m x 3.58m)

BEDROOM ONE 9'09" x 12'02" (2.97m x 3.71m)

BEDROOM TWO 6'05" x 11'08" (1.96m x 3.56m)

SHOWER ROOM 6'11" x 8'10" (2.11m x 2.69m)

OUTSIDE

COMMUNAL GARDENS

COMMUNAL PARKING

ADDITIONAL FACILITIES:

LAUNDRY FACILITIES

COMMUNAL LOUNGE

OUTGOINGS

LEASE LENGTH: 59 YEARS

SERVICE CHARGE: £4,596.54 PER ANNUM

GROUND RENT: £80 PER YEAR

NO ONWARD CHAIN

COUNCIL TAX BAND: B

EPC RATING: D

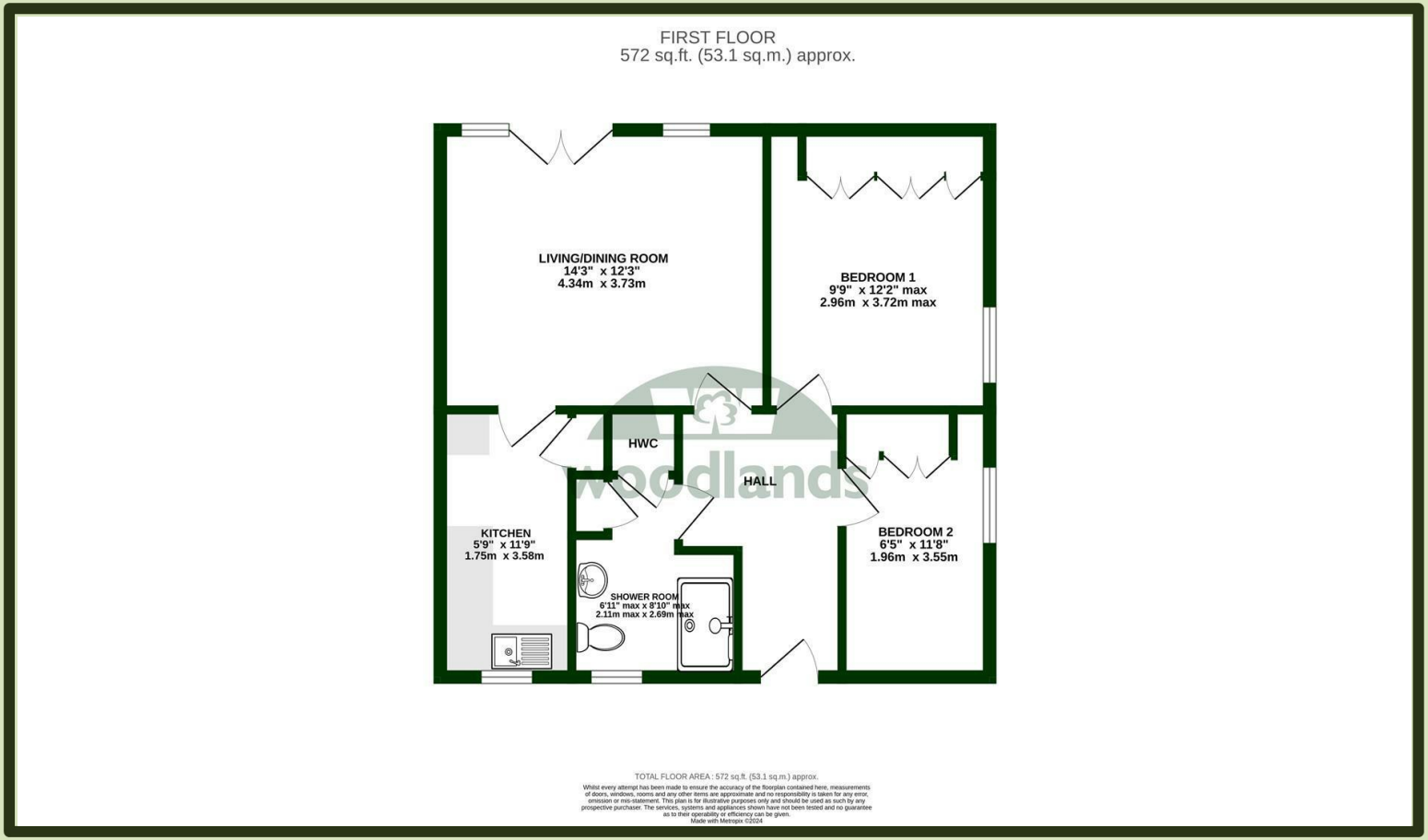
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www.woodlands-estates.co.uk

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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DIRECTIONS: From Horsham proceed out of town in a Southerly direction along the Worthing Road and turn right into Tower Hill at The Boars Head Public House. Continue along this road, which leads into Two Mile Ash Road. At the T junction (next to The Bax Castle Public House) turn right and proceed towards the village of Barns Green. You will pass a turning on your right for Rye Farm Lane and then continue past the turning on your left for Trout Lane. Keep going straight ahead along Two Mile Ash Road, proceed under a railway bridge and into the village. Continue past Barns Green Primary school on your left and at the T junction turn left onto Chapel Road. Continue past the Queens Head pub and Farm Close is then the second turning on the left.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above-named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.