



23 MORGAN COURT

*Barrington
& Company*

23 MORGAN COURT, STATION ROAD, PETWORTH, WEST SUSSEX, GU28 0FE.

A beautifully presented two bedroom corner apartment in the exclusive retirement development of Morgan Court with communal garden and conveniently situated a short walk from the town centre.

Entrance hall, Fully fitted Kitchen, Sitting/dining room, Two double bedrooms, Bathroom, Large storage cupboard, Residents sitting room and guest suite, communal gardens, Concierge on site weekdays: security system, Car parking permit scheme (subject to availability)

DIRECTIONS:

Leave the town centre and proceed south on Station Road where Morgan Court will be found on the left just beyond the roundabout.

SITUATION:

Morgan Court is situated at the top end of Station Road within a short walk of the town centre. Petworth is an attractive old market town perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town also benefits from a regular farmers market, first class deli and shops catering for most everyday needs. There are annual Petworth music and literary festivals and a range of vibrant societies. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood. More comprehensive shopping facilities, including major supermarkets, can be found in Chichester (15 miles) as well as the renowned Festival Theatre. Communications with London are surprisingly easy with mainline stations at Haslemere (10 miles, Waterloo 60 minutes) and Pulborough (5 miles, Victoria 70 minutes). The A3 (M) is within a 14 mile drive.





DESCRIPTION:

23 Morgan Court is a very well presented two bedroom apartment in this exclusive retirement development by McCarthy & Stone (completed in 2013) close to the centre of Petworth. The apartment is located on the first floor which is served by a Lift and stairs. There is a large store cupboard, utility cupboard with space for washer and electric underfloor heating throughout with thermostats in each room.

Morgan Court is designed to create well managed and secure living for the independent over 60's. There is a concierge on site during weekday mornings and a 24 hour security system. An attractive residents lounge serves as a meeting place for social events and there is a pleasant communal garden with seating areas. A guest suite is available for visiting family and friends. There is a car parking permit scheme (subject to availability).

SERVICES:

Mains electricity, water and drainage.
Electric underfloor heating.

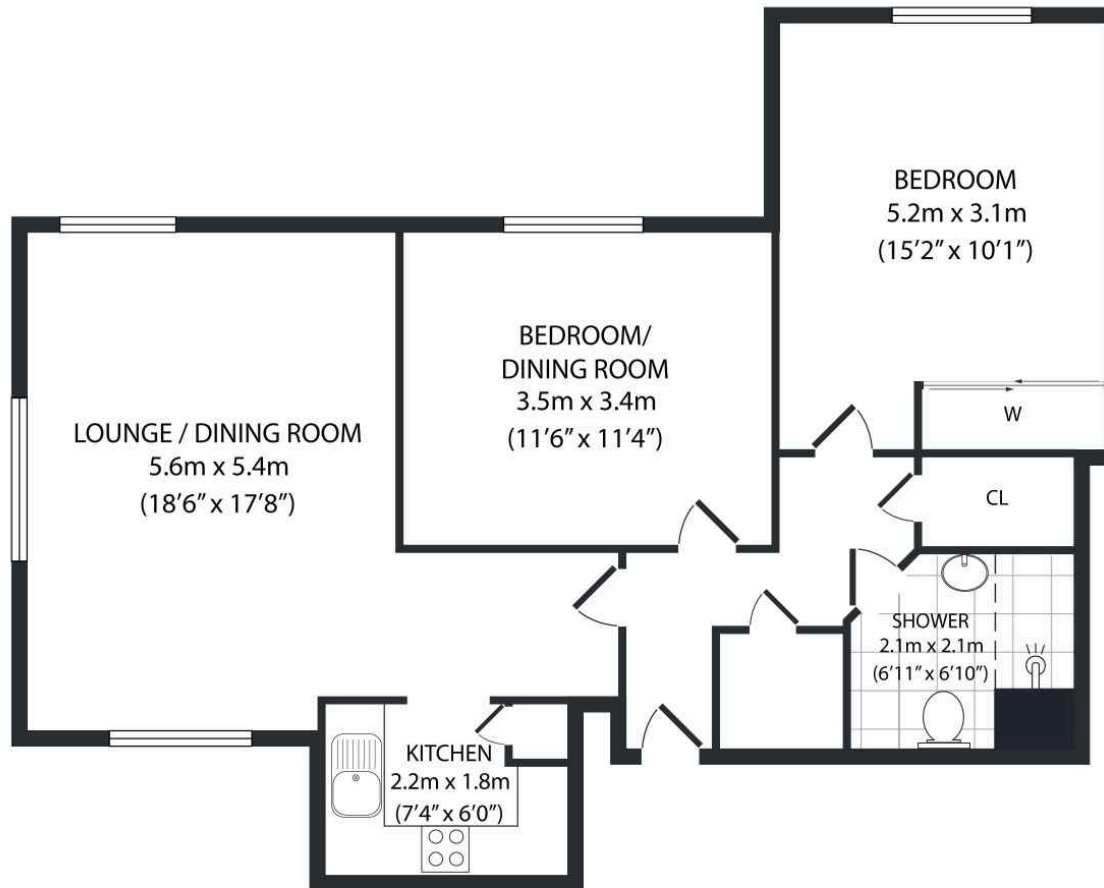
TENURE: Leasehold. 125 years from 2012

GROUND RENT: £495 per annum

SERVICE CHARGE: £5,334.49 (2026)

The service charge covers staff costs, cleaning, heating, lighting and property maintenance of all communal areas, building insurance and water rates, property maintenance and exterior window cleaning.
24 hour emergency call system.

COUNCIL TAX: BAND C:



Total area : approx. 66.63 sq. meters (717 sq. feet)

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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