



Arrancourt, Gilligan Close, Horsham

Guide Price £200,000

40 Arrancourt

Gilligan Close, Horsham

A one bedroom, first-floor apartment that is ideally situated within easy access to Horsham town centre. The reception hallway greets you and provides excellent storage space that includes a coat cupboard and a large useful storage nook. The modern property boasts an open-plan living and dining area, thoughtfully designed to incorporate a dedicated space for a work station, providing an ideal space for work and leisure. The living area effortlessly opens into a modern kitchen, ideal for culinary enthusiasts and those who appreciate both style and functionality. The double bedroom is of decent proportions and has a light and airy feel as well as a walk in wardrobe space.

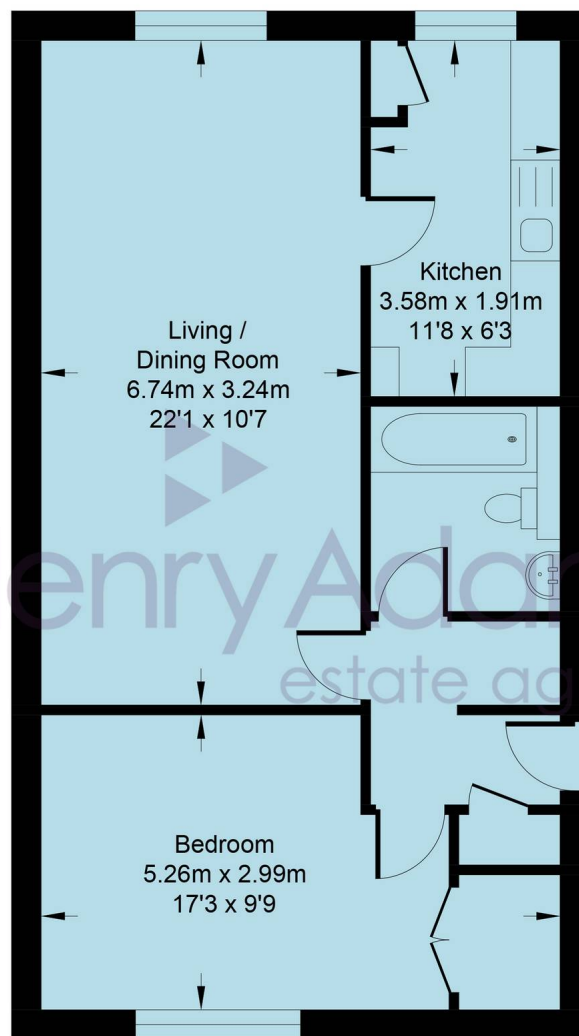
Recently refurbished; the bathroom exudes modern style with its contemporary finish, enhancing the overall appeal of this charming apartment. Further enhancing the property's allure is the convenience of a private parking space, a coveted feature in a central location.

Nestled within reach of Horsham mainline train station; residents are granted effortless connectivity to London, Gatwick and Brighton, ensuring convenience for those with a penchant for travel or a busy urban lifestyle. Moreover, for those seeking respite in nature, access to the verdant Horsham Park and the Countryside is within easy reach.

Agents Note: Leasehold 999 year lease from 1981, Service Charge £1111 per annum Approx.. ArranCourt Management Co.

Council Tax band: B EPC Energy Efficiency Rating: B





FIRST FLOOR



Gilligan Close

Approximate Area = 557 sq ft / 51.7 sq m

Total = 557 sq ft / 51.7 sq m

For identification only - not to scale



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.