



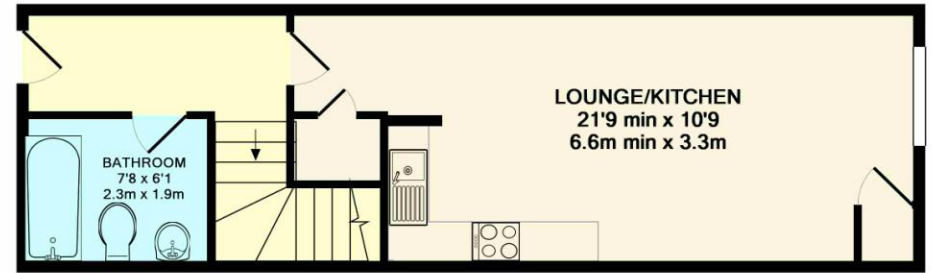
# Harrington House, Horsham RH13 5BA



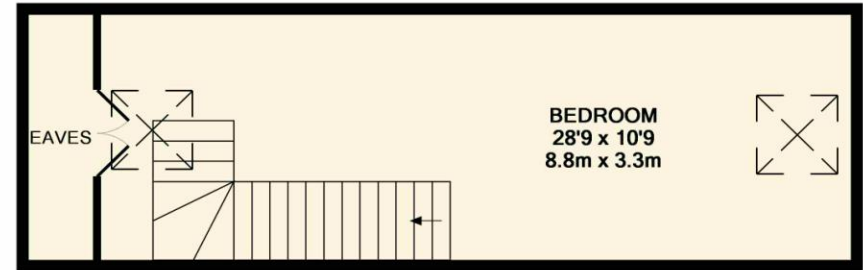
**LOCATION** Harrington House is set just off Brighton Road. A stone's throw away is Horsham town centre, a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award-winning local markets for you to stock up on local produce, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from Pizza Express to the Michelin starred Restaurant Tristan. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25 and there is easy access to the M23 leading to the M25.

**THE PROPERTY** Entering Harrington House, you will find access to both floors via stairs, with this impressive one bedroom apartment being split over the ground & first Floor. As you enter the apartment you are met with a conveniently sized hall, with a built-in storage cupboard, and a door that leads to the luxurious bathroom featuring a stylish suite with a full-sized bath, rainfall shower and shower attachment. You will then find stairs leading you up to an extremely large double bedroom. The superbly lit space with skylight windows that flood the room with natural light and boasts plenty of space for wardrobes and a desk/additional sofa. The bedroom also contains eaves storage. The spacious kitchen/living area is a particular feature of this impressive property, the well designed contemporary kitchen offers a range of floor and wall mounted units with a host of integrated appliances. The kitchen flows into the living area superbly making it a perfect space for entertaining.

**OUTSIDE** The property has allocated residents parking to the front of the block, with cycle storage also available.



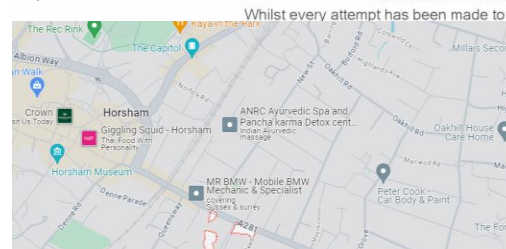
GROUND FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (69.9 SQ.M.)

**Map Location**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are for information only and may not be to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		

**Brook Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

Viewing arrangements by  
appointment through :

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