



**Brighton Road
Horsham, RH13 5AW**

**Guide Price
£280,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Brighton Road, Horsham, RH13 5AW



LOCATION

This attractive First Floor apartment is set within an enviable location, 0.4 miles distant from the town centre. Horsham is 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 in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. 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 is a short stroll away (0.6 miles), and 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. The property also sits within close proximity of some of the area's most popular schools, which includes Kingslea Primary, Heron Way Primary, The Forest School and Millais Secondary School.

PROPERTY

We are delighted to present this immaculate flat for sale, nestled in a well-kept development in a central location with excellent public transport links and local amenities. This property also benefits from proximity to beautiful walking routes. It would be an ideal purchase for couples, first-time buyers, or investors. On entering the property, you are greeted by a telecom entry system, offering an additional layer of security. This flat is situated on the first floor of the building, adding to its charm and appeal. The heart of this home is a commodious reception room. Natural light floods in through three windows, creating a bright and welcoming lounge/diner. The room is well-proportioned, providing ample space for both relaxation and entertainment. The property boasts a modern kitchen, complete with a modern sink and drainer. It offers plenty of worksurface for meal preparation, coupled with ample storage space, making it a delight for any home cook. This flat features two double bedrooms, each equipped with

built-in wardrobes. The first bedroom benefits from an ensuite, a feature that provides additional convenience and privacy. Both bedrooms are bathed in natural light, creating a serene and peaceful atmosphere. There are two bathrooms in the property; the stylishly designed main bathroom includes a modern bath with shower. The spacious ensuite, attached to the first bedroom, features a walk-in shower, providing a luxurious touch.

OUTSIDE

The development is well-kept and includes an allocated parking space for the flat, a feature that adds to the convenience of living here. This flat offers a unique blend of comfort, style, and convenience. It presents an excellent opportunity for those seeking a high-quality living space in a desirable location.

ADDITIONAL INFORMATION

Tenure: Leasehold

Full Lease Term: 125 Years from 1st January 2004

Annual Ground Rent: TBC

Ground Rent Review Period: TBC

Annual Service Charge: TBC

Service Charge Review Period: TBC

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

1 minute walk



Shops

Tesco Express
0.3 miles



Trains

Horsham – 0.6 miles
Littlehaven – 1.7 miles



Airport

Gatwick
13.6 miles



Roads

M23
6.7 miles



Sport & Leisure

Pavilions in the Park
0.8 miles



Rental Income

£tbc



Schools

St Mary's CoFE Primary
Kingslea Primary
The Forest School
Millais



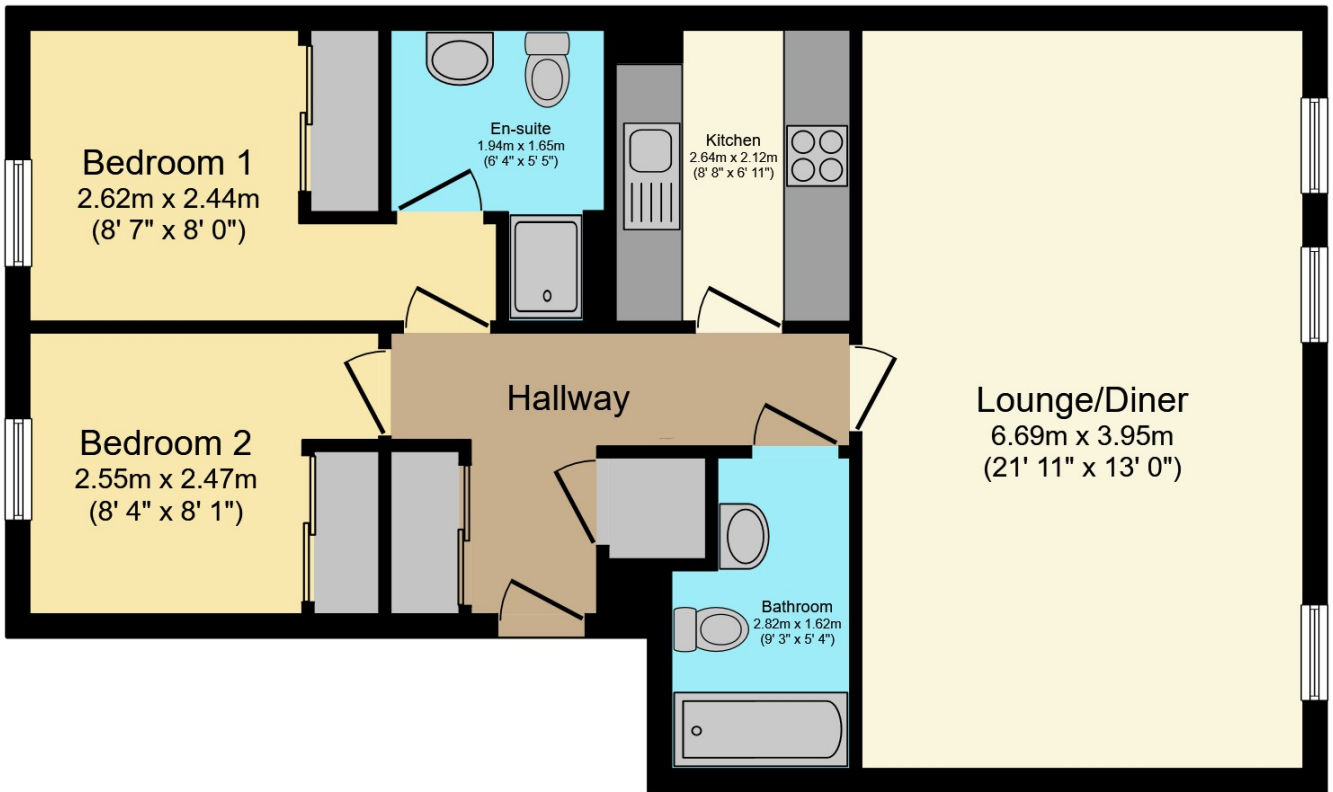
Broadband

Up to 67 Mbps

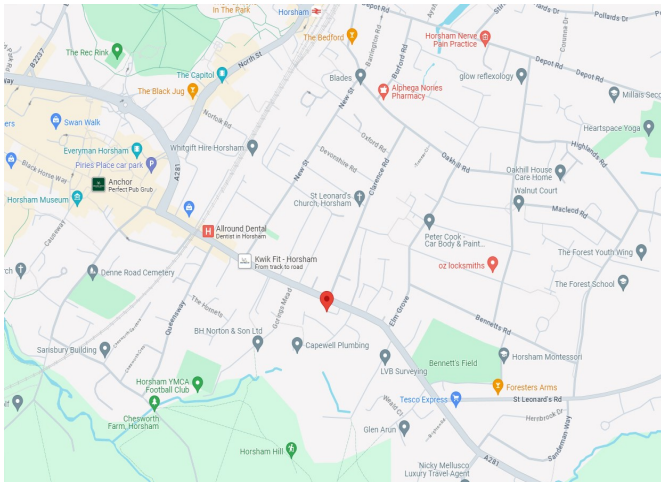


Council Tax

Band C



Map Location



Total Approximate Floor Area
742 sq ft / 69 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



Brock 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.

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2-6 East Street, Horsham, West Sussex, RH12 1HL

