



Sales.

Bramber House,
Horsham, RH13 5TR

£230,000



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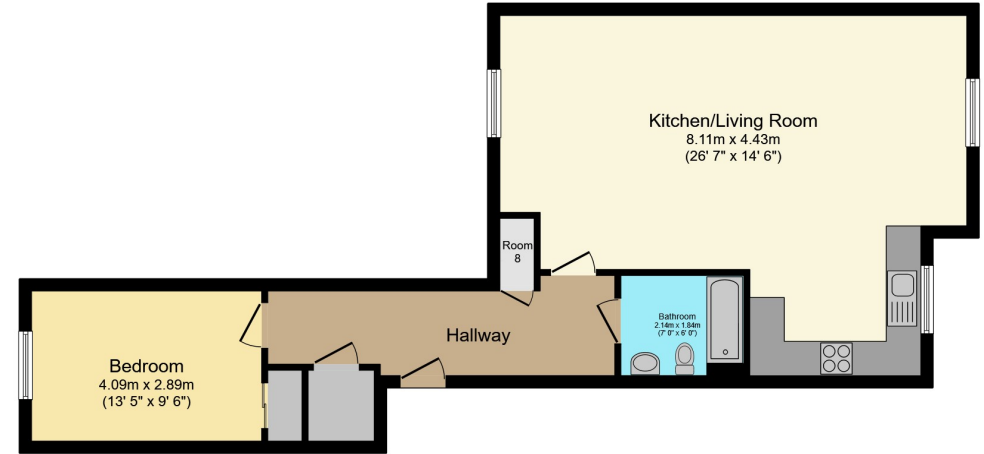
Introducing to the market a splendid one-bedroom flat, perfect for couples, investors, or first-time buyers. This attractive property, currently listed for sale, boasts an array of benefits that are sure to impress. The property is in good condition, reflecting a well-maintained charm. As soon as you step inside, you are greeted by a large hallway, a unique feature that sets the tone for the rest of the home. The hallway also provides ample storage with the inclusion of generously sized cupboards, perfect for keeping your living space clutter-free. Nestled within this flat is a double bedroom, an oasis of tranquillity. The bedroom is spacious and flooded with natural light, enhancing the sense of calm. It also features built-in wardrobes, enhancing the functionality of the space. The property further offers a large bathroom, a sanctuary to unwind and refresh. It comprises a bath with an overhead shower and plenty of storage, ensuring a practical yet stylish design. The kitchen is a chef's dream with an open-plan layout that allows natural light to flow freely. With ample work surface space, plenty of storage, and a window, this kitchen is as impressive as it is efficient. It also offers space for appliances, making meal preparation a breeze. The reception room is a masterpiece in design, offering an open-plan layout that includes a lounge/diner and is open to the kitchen. This double aspect room is spacious, light, and airy, providing a flexible space that can be tailored to your living needs.

The property's location is another selling point. It is within walking distance to Horsham town centre, public transport links, local amenities, and walking routes, making it perfect for those who value convenience and an active lifestyle. The exterior of the property is equally impressive with well-kept communal halls and ample parking for residents. The flat is located on the top floor, ensuring a quiet living environment. This flat combines practicality with style, resulting in a property that truly feels like home. Don't miss out on this exceptional opportunity.

ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease Term: 125 Years from 1 January 2007
 Service Charge & Ground Rent: £960 per annum
 Service Charge & Ground Rent 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.



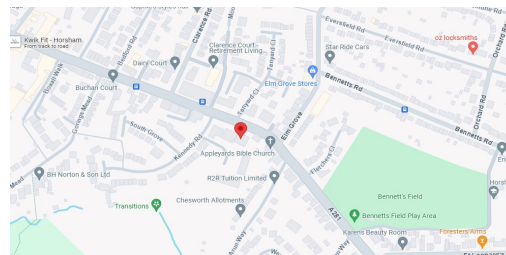
 Buses 1 minute walk	 Shops Tesco Express 0.3 miles	 Trains Horsham 0.7 miles
 Sport & Leisure Pavilions in the Park 0.9 miles	 Rental Income £1,100 pcm	 Schools Heron Way The Forest School & Millais
 Broadband Up to 67 Mbps	 Roads M23 7 miles	 Council Tax Band B

Total Approximate Floor Area
728 sq ft / 68 sq m

Viewing arrangements by appointment through:
Brock Taylor
 01403 272022
horshamsales@brocktaylor.co.uk



Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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	

Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes 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 likely to affect your decision to buy, please contact us before viewing this property.

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