



**Brighton Road
Horsham, RH13 5QX**

**Offers In Region Of
£275,000**

**01403 272022
brocktaylor.co.uk**

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



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LOCATION

Located on the desirable Brighton Road in Horsham, Jarratt Court offers a quiet yet highly convenient setting. The development is positioned within walking distance of local shops, cafés, and bus routes, while Horsham town centre is just a short walk away. The area benefits from excellent commuter links, green spaces nearby, and a friendly residential feel. This location is ideal for those seeking low-maintenance, well-connected living, with amenities, restaurants, and transport all easily accessible from your doorstep.

PROPERTY

Positioned on the top floor, this well-presented apartment offers a thoughtfully laid-out interior with a strong sense of space and flow. Upon entering, you're greeted by a wide and welcoming hallway that gives a clear sense of openness and separation between living and sleeping areas.

The open-plan kitchen, dining, and living room provides the perfect social space - bright and airy, with modern fittings and a layout that allows for entertaining, relaxing, or enjoying daily routines with ease.

There are two double bedrooms, both generous in size. The principal bedroom features a dressing area and a private en suite shower room, while the second bedroom is served by a contemporary family bathroom with clean finishes and good proportions.

Neutral décor and quality flooring run throughout, offering a clean, move-in-ready finish. Ideal for first-time buyers, downsizers, or

investors looking for a low-maintenance, high-comfort home in a desirable Horsham location.

OUTSIDE AND PARKING

This apartment benefits from allocated off-street parking, offering ease and peace of mind for residents. The communal grounds are well cared for, with neat pathways, shared entrance areas, and a tidy approach that gives a welcoming first impression. The block is part of a quiet residential development just off Brighton Road, ensuring low traffic and a calm environment while staying close to key amenities. With no private garden to maintain, this property is ideal for those seeking stylish, low-effort living close to Horsham's centre.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from 24 June 2008

Service Charge: £1,972 per annum

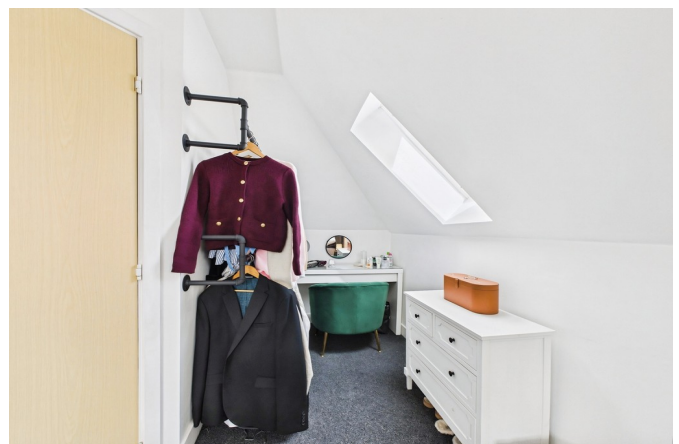
Service Charge Review Period: tbc

Ground Rent: £300 per annum

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

3 minute walk



Shops

Town Centre
7 minute walk



Trains

Horsham – 0.6 miles
Littlehaven – 1.7 miles



Airport

Gatwick
14.7 miles



Roads

M23
6.6 miles



Sport & Leisure

Pavilions in the Park
0.8 miles



Rental Income

£1,400 pcm
Rental Yield – 6%



Schools

Kingslea Primary
St Mary's CoFE Primary
The Forest School



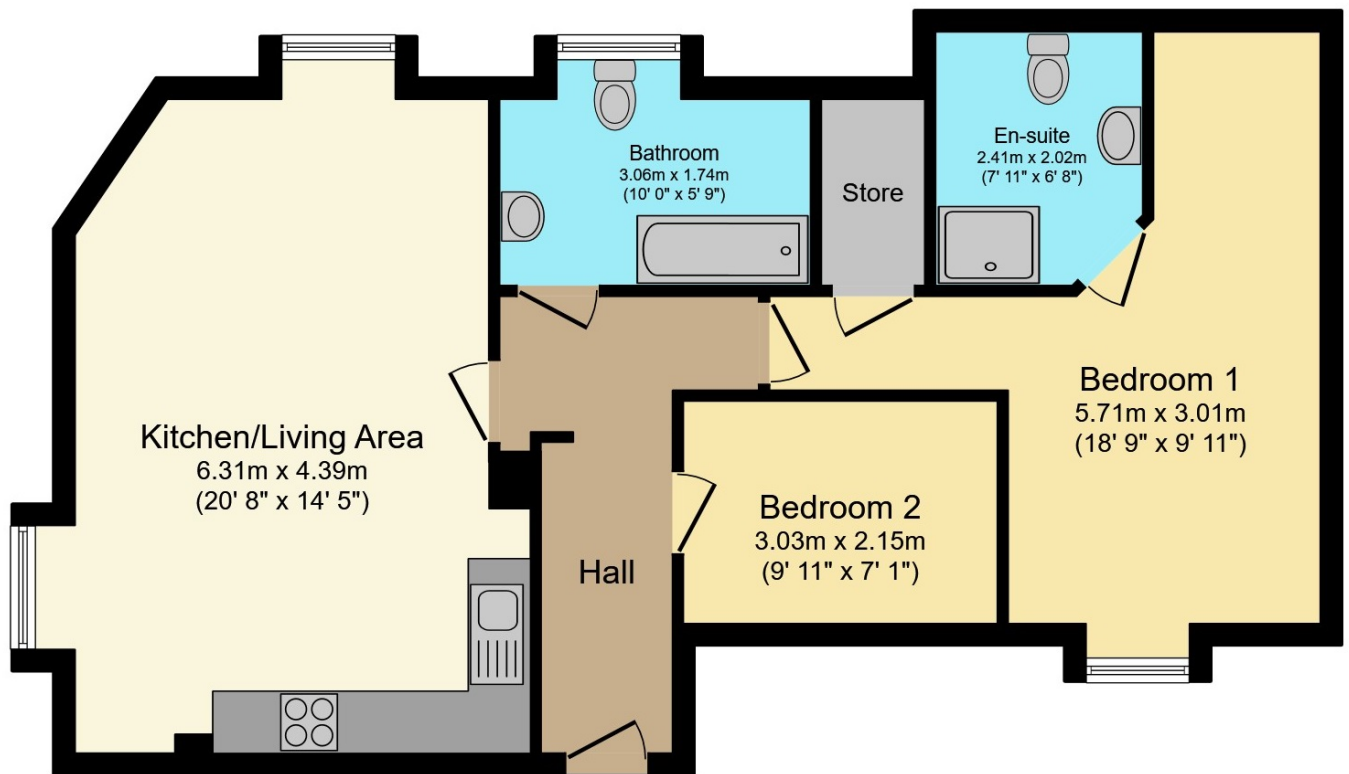
Broadband

Up to tbc Mbps

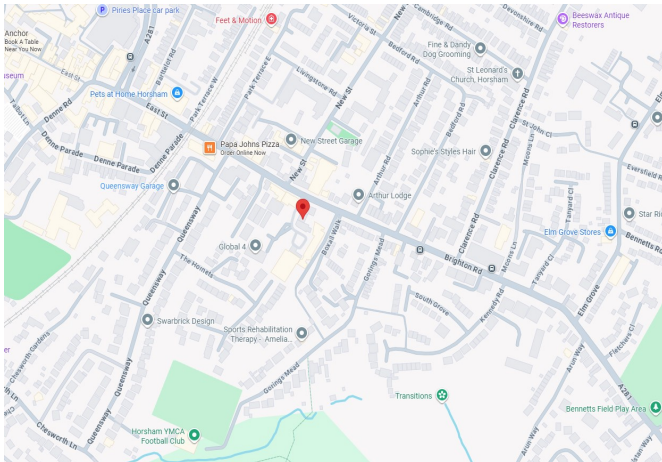


Council Tax

Band C



Map Location



Total Approximate Floor Area

770 sq ft / 72 sq m

EPC Rating

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

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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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