



**Brighton Road  
Horsham, RH13 5TS**

**Asking Price Of  
£310,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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



## LOCATION

The property is ideally located, within a short walk of Horsham town centre, with its extensive range of both independent shops and major retailers, including Waitrose & John Lewis. The town also boasts an extensive range of coffee shops, bars and restaurants, in addition to both The Everyman Cinema & The Capitol Theatre. Horsham's main line station is also a short walk from the property, with its direct service to London Victoria (55 mins), with the property also close to a bus stop too. The area also boasts a number of parks and open spaces, that include the picturesque Horsham Park and the historic St Leonard's Forest.

## ACCOMMODATION

The property offers spacious, well-planned accommodation, with a large hallway, that has a walk in storage cupboard. The living room offers ample space for a dining table and chairs, in addition to a sofa and armchair(s), with a door that connects to a modern fitted kitchen, equipped with a range of matching floor & wall mounted units, with integrated fridge/freezer, electric hob and oven. The property also features two double bedrooms, with the larger bedroom offering an en suite shower room and large walk-in storage cupboard. There is also a modern wet room, with easy shower access, with the property also boasting double glazing, a security intercom for access, emergency pull cords and underfloor heating.

## COMMUNAL AREAS

The property offers excellent facilities for residents' with a large communal living room, that hosts regular social events, in addition to a well-equipped laundry room, with both washing machines & tumble dryers. The development also offers storage & charging facilities for electric scooters, with attractive communal gardens, that incorporates a landscaped area to the the front of the building, with a wealth of professionally maintained stocked flower and shrub borders, with benches and seating areas. There is also a residents' parking area, with additional visitor spaces.

## ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from & including 1 January 2014

Service Charge: £333.83 per month

Service Charge Review Period: tbc

Ground Rent: £495.00 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**

1 minute walk



**Shops**

Tesco Express  
0.3 miles



**Trains**

Horsham – 0.6 miles  
Littlehaven – 1.7 miles



**Airport**

Gatwick  
14.2 miles



**Roads**

M23  
6.6 miles



**Sport & Leisure**

Pavilions in the Park  
0.8 miles



**Rental Income**

£tbc



**Schools**

N/A



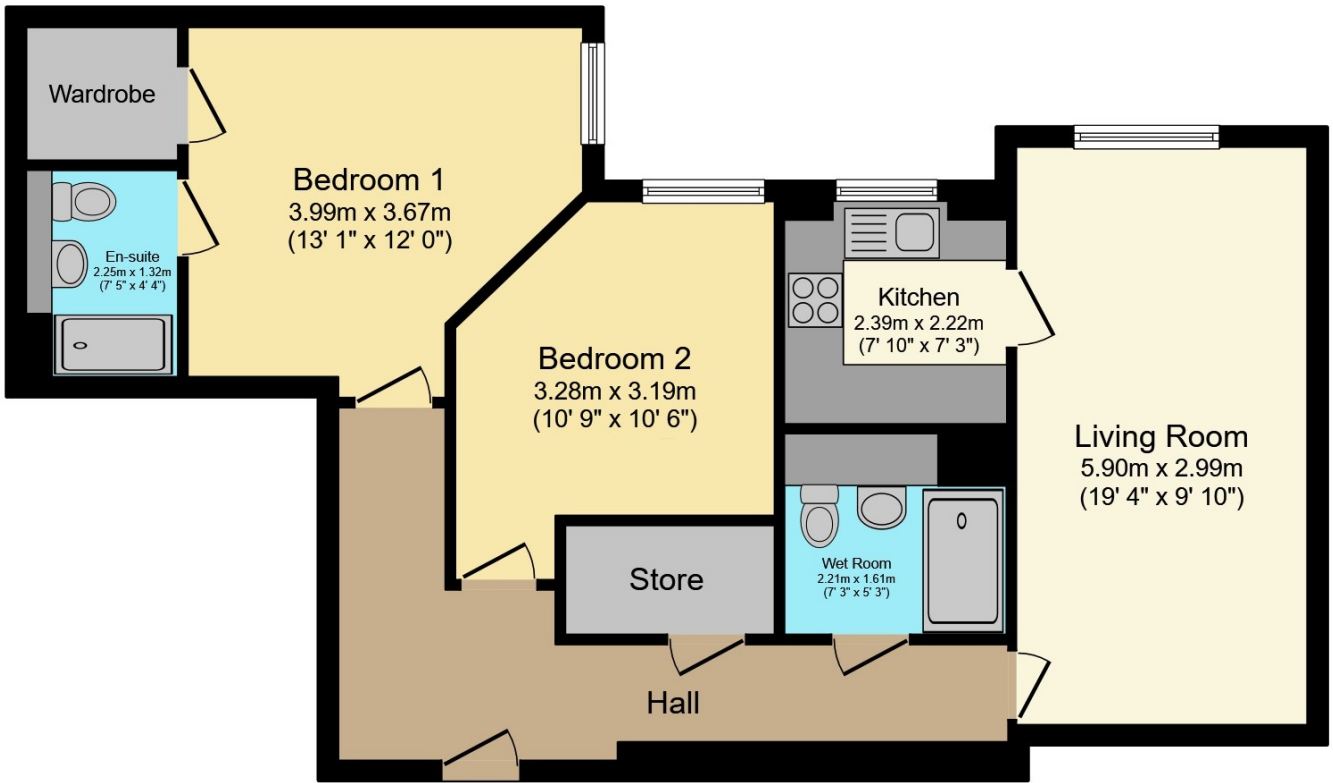
**Broadband**

Up to 500 Mbps

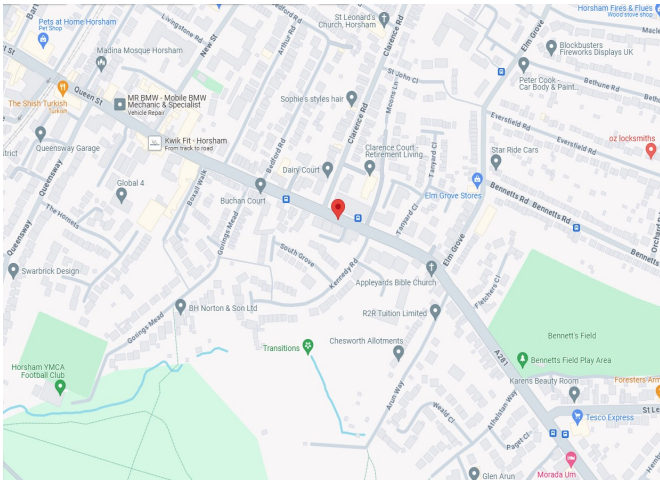


**Council Tax**

Band D



**Map Location**



**Total Approximate Floor Area**  
**777 sq ft / 72.2 sq m**

**EPC Rating**

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