



252 Horsham Gates Two  
 North Street, Horsham  
 Guide Price £375,000 Leasehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# 252 Horsham Gates Two, North Street, Horsham RH13 5TU

Courtney Green are pleased to be offering for sale this spacious and well appointed contemporary 3 bedroom apartment finished to a high quality specification and situated a short walk from Horsham railway station and the town centre. This highly individual duplex apartment with accommodation on two levels comprises a large kitchen dining room which is open plan to the living room, off which is a private enclosed balcony. For convenience there is a cloakroom off the entrance hall and the staircase rises to first floor level where there are 3 good sized bedrooms, the principle having an en suite shower room, and a bathroom. Each bedroom features high semi vaulted ceilings with double glazed sky lights which gives an enormous sense of space. There is an efficient communal gas heating system and the property is double glazed throughout. Outside there are communal grounds and gardens together with communal parking areas where there is a numbered allocated parking bay

The accommodation comprises:

## Communal Front Door

Security video entry phone system opening to **Communal Entrance Foyer** where there are stairs and lift to the **2nd floor level**.

Private **Front Door** to **Entrance Hall** with Limed oak flooring, video entry phone system

**Cloakroom** Low level WC, pedestal wash hand basin with chromium mixer tap, splashback and mirror, chromium towel warmer, extractor fan, downlighting, tiled flooring.

**Kitchen / Dining Room** Kitchen area is fitted with a range of base and wall mounted cupboards and drawers in high gloss finish with complimenting composite granite work top surface with a seating area and incorporating an inset one and a half bowl stainless steel sink with routed drainer and chromium monobloc tap. Beko electric hob and oven, concealed filter, integrated dishwasher and fridge freezer, white brickette splashback, downlighting. Dining area with radiator, downlighting, door to Utility cupboard, with space and plumbing for washing machine.

**Opening into Living Room area** Downlighting, radiator, twin satellite / tv / telephone console. Double glazed side aspect and sliding doors to **Covered Balcony** with composite decking and wood covered railings

From the **Entrance Hall** staircase rises to the

**First Floor Level** Limed oak flooring, spotlights, cupboard housing heat interface unit for the communal gas fired heating system.

**Bedroom 1** Twin double glazed skylights, double width wardrobe cupboard with mirrored sliding doors, tv point, radiator. Door to:

**En-Suite Shower Room** Recess shower cubicle with chromium thermostatic shower control, wall bracket with hand shower and overhead drencher, tiled walls, low level WC, pedestal wash hand basin with chromium mixer tap, splashback and mirror, chromium towel warmer, extractor fan.

**Bedroom 2** Twin double glazed skylights, radiator.

**Bedroom 3** Double glazed skylight, spotlighting, wardrobe cupboard with mirrored sliding door, radiator.

**Bathroom** Fitted with a white suite comprising a panelled bath with chromium mixer tap and shower attachment, vanity shelf with mirror over, back to wall wc., with chromium dual flush, wall mounted wash hand basin with chromium mixer tap, drawers under, chromium towel warmer, tiled flooring.

## OUTSIDE

There are well maintained communal areas of garden. Communal parking area where there is an allocated parking space.

## TENURE

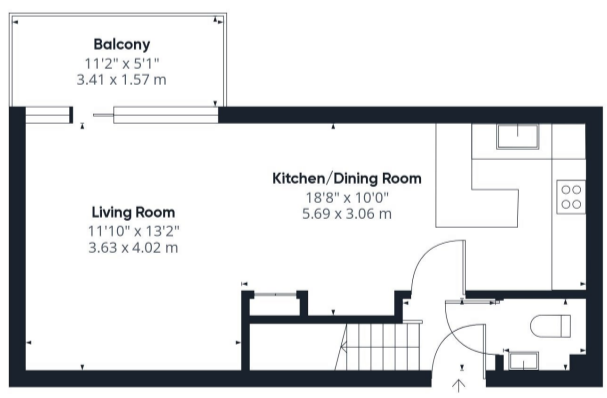
Leasehold - 125 years from March 2016  
Ground rent currently - £300 per annum  
Service Charge - £2267.20 per annum  
Managing Agent - Principal Estate Management

**Council Tax Band - D**

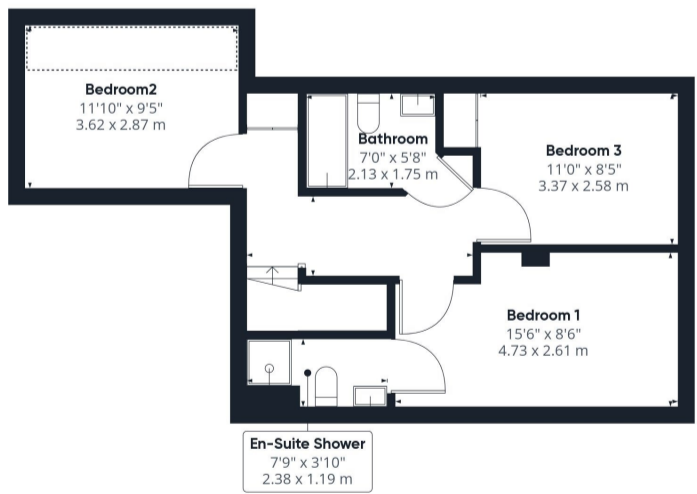
Ref: 24/5632/19/06

## Referral Fees:


Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Floor 1



Floor 2



**Approximate total area<sup>1)</sup>**

877.63 ft<sup>2</sup>  
81.53 m<sup>2</sup>

**Reduced headroom**

35.34 ft<sup>2</sup>  
3.28 m<sup>2</sup>

Energy Efficiency Rating		
Very energy efficient - lower running costs		
Current	Potential	
A	A	80
B	B	80
C	C	
D	D	
E	E	
F	F	
G	G	
Not energy efficient - higher running costs		

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

