



21 Gorrings Brook
Horsham, West Sussex, RH12 5HH
Guide Price £225,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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A recently renovated in 2023 two double bedroom first floor flat, situated in a purpose-built block within a quiet cul-de-sac off Pondtail Road in North Horsham. Ideally located less than a mile from Littlehaven station and offering easy access to the scenic Chennells Brook riverside walk, the property benefits from a long lease, no ground rent, and a reasonable service charge. Offered to the market with no onward chain, this spacious home presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Location: The vibrant market town of Horsham offers a unique blend of historic charm and modern amenities, making it a highly desirable place to live. Its bustling centre offers a superb variety of independent boutiques and high street favourites, while East Street, known locally as “Eat Street” is home to an impressive choice of restaurants and cafés. A lively calendar of arts, music, and cultural events ensures there is always something to enjoy. Transport links are excellent, with the mainline station providing direct routes to London and the coast. Gatwick Airport is only a 20-minute drive, and the central bus station offers services to Gatwick, Guildford, and Brighton. For outdoor enthusiasts, Horsham is surrounded by some of the South’s most stunning countryside. From tranquil woodland walks to thrilling mountain bike trails, a wealth of leisure opportunities awaits right on your doorstep.

The accommodation comprises:

Entrance Hall

A welcoming entrance hall with doors to all rooms, a loft hatch with drop down ladder providing access to the loft space which is large and boarded with lighting creating ample storage. Updated fuse board, telephone entry system, a wall-mounted electric heater, and a useful storage cupboard.

Sitting Room

A spacious sitting room with a front aspect window, offering a bright and comfortable living area. Fitted with an electric night storage heater.

Kitchen

Re-fitted two years ago with a range of shaker-style eye and base level cabinets and drawers, complemented by contrasting worktops. There is an integrated electric oven with a four-burner electric hob, a concealed extractor hood, and a stainless steel sink and drainer with mixer tap, washing machine, space for a fridge/freezer. Two rear aspect windows provide excellent natural light, and a generous dining area with night storage heater makes this an ideal space for cooking and entertaining.

Bedroom 1

A generous double bedroom with dual front aspect windows, creating a wonderfully bright and airy space. Electric storage heater, and satellite point.

Bedroom 2

A further well-proportioned double bedroom with a front aspect window and wall-mounted electric heater.

Bathroom

A fully ventilated bathroom comprising an enclosed panelled bath with electric shower over, a low-level WC with dual flush, and a wall-mounted wash hand basin with mixer tap. Additional features include a shaver point, airing cupboard housing both hot and cold water tanks, rear aspect obscured window, electric fan heater, and extractor fan.

OUTSIDE

The property is surrounded by neatly kept communal gardens, and abundant parking areas.

Additional Information

Lease Length - 972 years remaining.

Service Charge - £1140 for the current year.

Ground Rent - Peppercorn

Council Tax Band - C

Agent's 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 may not have necessarily had sight of any formal documentation relating to the above.

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.

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